



NOTICE OF NEXT COUNCIL MEETING

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING COMMITTEE**
Time... **18:30**
Date... **Tuesday 9 April 2024**
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in cursive script, appearing to read 'C Horsley'.

Catherine Horsley
Town Clerk & RFO
3 April 2024

PUBLIC PARTICIPATION: In accordance with Standing Orders, a maximum of 30 minutes is set aside before the business of the meeting commences to enable members of the public to raise any issues pertaining to the agenda for the attention of Councillors. Up to 5 minutes is allowed for each person. Members of the public will only be permitted to speak during the Public Participation agenda item.

Councillors will be discussing all the items listed on the agenda below.

AGENDA

- PC 23/194 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 23/195 To Record any declarations of interest** Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)
- PC 23/196 Paper A - To Approve minutes of meeting held on 26 March 2024** LGA 1972, sch 12, para 41
- PC 23/197 Paper B – To Note Update on Planning Application No. P/HOU/2021/04059 – 12 Beacon Road, Corfe Mullen**
- PC 23/198 Paper C - To Note Planning Decisions Report** – decisions between 20 March – 3 April 2024
- PC 23/199 Paper D - To Consider the following applications received from Dorset Council:**
- Application No:** P/FUL/2024/01470
Location: Little Manor Farm Waterloo Road Corfe Mullen BH21 3SN
Proposal: Conversion of agricultural building to form 5 dwellings in lieu of permitted development approval (3/21/1669/PNAGD)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404203>

Application No: P/HOU/2024/01357
Location: The Bungalow Old Common Farm Wareham Road Corfe Mullen BH21 3RZ
Proposal: Demolition of existing single garage and construction of new double garage with storage
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404065>

Notification of Appeal:

Application No: P/FUL/2023/00671
Appeal Reference: APP/D1265/W/23/3333141
Appeal Start Date: 18 March 2024
Location: Badgers Green Waterloo Road Corfe Mullen Dorset BH21 3SN
Description: Construction of new commercial unit and associated parking spaces and bike store.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394193>

PC 23/200 Paper E – To Note Highways Update

PC 23/201 Matters for forthcoming agendas No decisions can be taken¹

PC 23/202 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 23 April 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/203 Close of Meeting

¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)



**Minutes of the meeting of the Planning Committee held on
Tuesday 26 March 2024 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Purvis (Chair)
S Florek
L Hardy
A Holland
P Neil
D Sowry-House
J Stennett

In Attendance: Catherine Horsley (Town Clerk & RFO)
Rachel Virrill (Deputy Town Clerk - Minute Taker)

Public Participation

There were six members of the public present, two of whom wished to speak.

One member of the public wished to speak pertaining to planning application P/FUL/2024/01267 – 21 Hillside Road, Corfe Mullen, noting that as a large family, housing three generations in one home, they wished to build an environmentally friendly forever home more suitable for the additional needs of their family. The member of public asked members to consider supporting the application.

The second member of the public wished to raise concerns relating to planning application P/HOU/2021/04059 – 12 Beacon Road, Corfe Mullen, noting the following observations:

- Obscured glass not used on the dormer windows to protect the amenity and privacy of the neighbouring properties.
- The approved plans had a front door; however, this has not been installed with the property being accessed via a side door which affects the amenity and privacy of neighbouring properties.
- The driveway was incomplete.

The Clerk agreed to investigate and report back at the next Planning Committee meeting on 9 April 2024.

The Chair thanked the members of public for their representation and opened the meeting.

Following the member of public's representation, the Chair proposed considering item PC 23/189 – Application No: P/FUL/2024/01267 – 21 Hillside Road in the first instance.

PC 23/189 To Consider the following applications received from Dorset Council:

Application No: P/FUL/2024/01267
Location: 21 Hillside Road Corfe Mullen BH21 3SA
Proposal: Demolition of existing dwelling and erection of replacement dwelling

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403962>

Members felt the proposed development appeared low level and unobtrusive and that the applicants had considered the long-term ecological impact of the proposed development. However, the Dorset Council Sustainability Statement and Checklist

which came into force on 15 January 2024 had not been submitted as part of the planning application.

It was **RESOLVED** to **STRONGLY SUPPORT** the application; however, Dorset Council Planning should follow up submission of the Sustainability Statement and Checklist as part of the planning application process.

The Chair returned to the sequential agenda.

PC 23/185 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Everett who had prior commitment.

PC 23/186 To Record any declarations of interest Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)

Cllr Hardy declared a non-pecuniary interest relating to planning application P/FUL/2024/01267 – 21 Hillside Road, due to residing nearby on the same road, albeit the applicant was not known to him personally.

PC 23/187 Paper A - To Approve minutes of meeting held on 12 March 2024 LGA 1972, sch 12, para 41

The minutes of the meeting held on 12 March 2024 were **APPROVED**.

PC 23/188 Paper B - To Note Planning Decisions Report – decisions between 6 - 20 March 2024

Cllr Neil noted his disappointment at the lack of consistency in Dorset Councils decision making process relating to planning applications P/FUL/2023/06224 – Land adjacent to Home Farm Cottages, Waterloo Road, Corfe Mullen and P/FUL/2023/05990 – Caretakers Flat, Castle Court School, Knoll Lane, Corfe Mullen.

It was agreed for both planning applications to be used as example cases when the Clerk and Chair of Council finally meet with Dorset Council's Head of Planning.

The planning decisions report was **NOTED**.

PC 23/189 To Consider the following applications received from Dorset Council

Tree Works Applications for Information Purposes Only:

Application No: P/TRT/2024/01272
Location: Land at E398655 N96671, Birch Close, Corfe Mullen, BH21 3TB
Proposal: T1 Cypress: Remove lower branches to a height of approximately 3m above ground level.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403968>

Application: P/TRT/2024/01271
Location: 7 Wickham Drive Corfe Mullen Dorset BH21 3JT
Proposal: T24 Maritime Pine: Reduce x2 primary branches growing over driveway back by 1.5m to suitable growth points.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403967>

The tree works applications were **NOTED**.

Non-Material Amendment for Information Purposes Only:

Application No: P/NMA/2024/01285
Location: 22 Southlands Avenue Corfe Mullen BH21 3JB
Proposal: Non-material amendment to Approved P/A P/HOU/2023/03808 (Raise existing ridge height with new gable roof including two dormer windows to extend the existing first floor accommodation) to change slate on dormers for weatherboarding, soffits, bargeboards and windows change from grey to white and natural timber cladding to gable end walls now to be cement rendered.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403981>

Cllr Sowry-House clarified the non-material amendment related to the change of external materials used.

The non-material amendment was **NOTED**.

Variation of Condition:

Application No: P/VOC/2024/00411 (Description changed)
Location: 33 Corfe View Road Corfe Mullen BH21 3LY
Proposal: Application to Vary Condition 2 of Approved P/A P/HOU/2022/04740 (Bungalow Conversion - extensions to form 2 storey dwelling (as amended by plans received 22.2.2023)) to amend plans.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=402933>

The Clerk noted the wording of the proposal had been amended, with no further items for consideration. The objections already submitted to Dorset Council Planning on 27 February 2023, remained.

The variation of condition was **NOTED**.

PC 23/190 Paper C – To Note Highways Update and Consider New Items to Agree How to Proceed

The Clerk presented the report, noting the recent serious accident involving a young child on Blandford Road by Lockyers School. At the previous meeting the Clerk suggested for the newly elected Town Council to consider 20mph zones in the village following the elections in May 2024.

Members noted that in order to reduce the risk to pedestrians to look at ways to change drivers behaviours. It was agreed to await the accident investigation report before considering traffic calming measures in this location.

A member of the public has also raised further concerns for road safety on Wimborne Road, adjacent to the new housing developments by Lockyers School. Due to lack of parking within the development, residents were parking their cars along Wimborne Road, making it difficult for children to cross the road safely. The Clerk advised this was being followed up with the Dorset Council Road Safety Team.

The Clerk advised she had received a complaint from a member of the public relating to users of the Royal British Legion (RBL) using Blandford Road, Newtown Lane and the new cemetery car park as an overflow car park. At times this had meant visitors

to the cemetery had been unable to park. A letter had been sent to the RBL requesting that users are reminded to park considerately.

Members discussed the highways update wording relating to vehicles parked on the pavements and how this may be misleading to members of the public. The Clerk agreed to review wording and update accordingly.

The Highways Update was **NOTED**.

PC 23/191 Matters for forthcoming agendas No decisions can be taken¹

- Update on planning application no. P/HOU/2021/04059 – 12 Beacon Road, Corfe Mullen.

PC 23/192 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 9 April 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 23/193 Close of Meeting at 18:58.

Signed as a correct record of the meeting.....*Date*.....

DRAFT

¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)

PLANNING COMMITTEE – REPORT

Meeting Date: 9 April 2024



Agenda Item: PC 23/197

Paper: B

Subject:	Planning Application No. P/HOU/2021/04059 – 12 Beacon Road, Corfe Mullen
Prepared by:	Catherine Horsley, Town Clerk
Purpose of Report:	To provide members with an update on the planning application following the member of the public's representation at the previous meeting held on 26 March 2024.
Background:	None.
Key Points:	<p>Planning application No. P/HOU/2021/04059 – Raise and extend roof to create first floor habitable accommodation, two storey side and rear extension and internal alterations.</p> <p>Planning permission was granted by Dorset Council Planning on 28 February 2022.</p> <p>The Town Council had no objections. However, objections were made by residents from 10 & 14 Beacon Road relating to loss of light and privacy.</p> <p>Planning permission was granted with the following conditions:</p> <ol style="list-style-type: none">1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.3. before the development hereby approved is first occupied the windows serving the northeastern most dormer in the east elevation shall be permanently glazed with obscured glass of a minimum obscuration of level 5 and non-opening up to minimum of 1.7m above finished floor level in the room in which the window is installed. The measures specified shall be retained for the life of the development.5. Before first occupation of the development hereby permitted the area to the east side of the development shown on drawings PL09 rev A and 11 rev A shall be laid out for parking and retained without any impediment to its intended use for the life of the development hereby permitted. <p>An extract of the elevation plans is shown in Appendix 1.</p> <p>This information has been forwarded to the member of the public who made the representation.</p>
Implications:	Should the neighbouring residents feel the planning conditions have not been met, this should be reported to Dorset Council Planning Enforcement.
Recommendation:	To NOTE update.



1 Existing Front Perspective
NTS



2 Proposed Front Perspective
NTS



3 Existing Rear Perspective
NTS

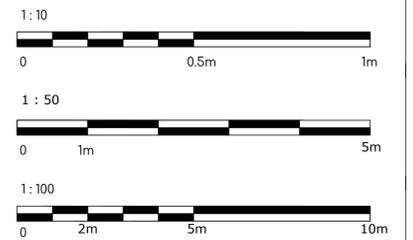


4 Proposed Rear Perspective
NTS

NOTES

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REV:	DESCRIPTION:	BY:	DATE:
A	Removal of side 2 story gable and addition of front entrance with open porch	HT	08.02.22



STATUS: FOR APPROVAL



CLIENT: Miss Katie Adkin

DESIGNER: Como Associates Ltd
Walton House
Richmond Hill
Bournemouth

SITE: 12 Beacon Road
Broadstone
BH18 9JN

TITLE: Existing and Proposed Perspectives

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
As Noted @ A1	14/10/2021	HT	-
PROJECT NO:	DRAWING NO:	REVISION:	
CA-0331	PL06	A	



1 External View - Drive
NTS



2 External View - Roof
NTS



3 External View - Street
NTS

NOTES

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REV:	DESCRIPTION:	BY:	DATE:
A	Removal of side 2 story gable and addition of front entrance with open porch	HT	08.02.22



STATUS: FOR APPROVAL



CLIENT: Miss Katie Adkin

DESIGNER: Como Associates Ltd
Walton House
Richmond Hill
Bournemouth

SITE: 12 Beacon Road
Broadstone
BH18 9JN

TITLE: External CGIs

SCALE AT AS:	DATE:	DRAWN:	CHECKED:
As Noted @ A1	03/02/2022	HT	-
PROJECT NO:	DRAWING NO:	REVISION:	
CA-0331	PL11	A	

PLANNING COMMITTEE – REPORT

Meeting Date: 9 April 2024



Agenda Item: PC 23/198

Paper: C

Subject: Planning Decisions Report

Prepared By: Rebecca Callender, Administrative Assistant

Background: All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee being submitted to Dorset Council as part of the planning consultation process.

Key Points: The decisions listed within the report detail all decisions made between 20 March – 3 April 2024.

PLANNING DECISIONS

P/FUL/2024/00215 **Location:** 2A Pye Close Corfe Mullen Wimborne BH21 3NU
Proposal: Change of use of office (B1) to residential (C3)
Decision: Refused
TC Comment: Objected
Decision Date: 22/03/2024

P/HOU/2024/00643 **Location:** 11 Dennis Road Corfe Mullen Dorset BH21 3NF
Proposal: Erect detached garage
Decision: Withdrawn
TC comment: Objected
Decision Date: 25/03/2024

P/FUL/2024/00441 **Location:** Meadow Farm Meadow Farm Lane Corfe Mullen BH21 3HT
Proposal: Creation of a new access and stopping up of three existing accesses to include an interconnecting farm track at Meadow Farm
Decision: Refused
TC Comment: Objected
Decision Date: 28/03/2024

P/HOU/2024/00656 **Location:** 23 Rectory Avenue Corfe Mullen BH21 3EZ
Proposal: Raise the ridge of the roof and convert the loft space to form bedrooms with dormer windows and a balcony. Demolish conservatory and erect a rear storey side extension.
Decision: Granted
TC Comment: No objections
Decision Date: 03/04/2024

NON-MATERIAL AMENDMENTS

NONE

VARIATION OF CONDITION

NONE

CERTIFICATE OF LAWFUL USE

NONE

TREE DECISIONS

P/TRD/2024/0162

Location: Lake Gates Wimborne Road Corfe Mullen
Proposal: T267 Hornbeam: Fell.
Decision: Tree Works - Reg 14 - Does not require consent
Decision Date: 26/03/2024

P/TRT/2024/01271

Location: 7 Wickham Drive Corfe Mullen Dorset BH21 3JT
Proposal: T24 Maritime Pine: Reduce x2 primary branches growing over driveway back by 1.5m to suitable growth points.
Decision: Tree Works - TPO - Refused
Decision Date: 28/03/2024

P/TRT/2024/01156

Location: 17 Orchard Close Corfe Mullen Dorset BH21 3TW
Proposal: T1 Beech: Lateral reduction of up to 1m to the NW side of canopy by removing secondary and tertiary branches only.
Decision: Tree Works - TPO – Consent
Decision Date: 25/03/2024

TREE PRESERVATION ORDERS

NONE

Recommendation:

To NOTE report.

PLANNING COMMITTEE – REPORT

Meeting Date: 9 April 2024



Agenda Item: PC 23/199

Paper: D

Subject:	Planning Application No. P/FUL/2024/01470 - Little Manor Farm Waterloo Road Corfe Mullen BH21 3SN
Prepared by:	Catherine Horsley, Town Clerk
Purpose of Report:	To provide additional information on the planning application following communication with Dorset Council Planning.
Background:	<p>Dorset Council Planning granted prior approval to convert one agricultural building into four smaller and one larger dwelling in December 2021 as shown in Appendix 1.</p> <p>The Town Council were not consulted.</p>
Key Points:	<p>Dorset Council Planning advised that Planning application No. 3/21/1669/PNAGD was a prior approval application, therefore not technically a planning application, more a request for Dorset Council Planning to confirm that the proposed works fall under their permitted development rights.</p> <p>As such, Dorset Council Planning do not take consultations as this is a matter of whether the work constitutes permitted development, therefore, Dorset Council Planning cannot take consultation responses into account.</p> <p>The proposed works were deemed to be permitted development; therefore, the application was approved.</p> <p>Full Planning Application No. P/FUL/2024/01470 has now been received for consideration by the Town Council as a statutory consultee.</p>
Implications:	As a statutory consultee is it important for members to review the planning application content for comments to be feedback to Dorset Council Planning as the Planning Authority who are the decision makers.
Recommendation:	To NOTE update.



Development Management
County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ
) 01305 838336
8 www.dorsetcouncil.gov.uk

Mr Simon Munnings
Dorset Property Surveys
Rumbles, West Street
Bere Regis
BH20 7HT

Date: 16 December 2021
Ref: 3/21/1669/PNAGD
Case Officer: Claire Hicks
Team: Eastern Team
) 01202 228778
* claire.hicks@dorsetcouncil.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)

Planning Decision Notice

Prior App - Agricultural to Dwelling

Application Number: 3/21/1669/PNAGD
Case Officer: Claire Hicks
Applicant: Mr N Latcham
Location: Little Manor Farm Waterloo Road Corfe Mullen BH21 3SN
Description: Conversion of one agricultural building into four smaller and one larger dwelling to provide a total of 708.5sq.m. to be converted. This is made up of four smaller dwellings measuring approximately 80sq.m each, and one larger dwelling measuring approximately 287sq.m. A central covered walkway (atrium) will be created within the same building to provide access to the five front doors and provide a dry storage area. Adequate natural light provision can be made by incorporating timber and glass panels as shown on the drawings.
Decision Date: 16 December 2021

Dorset Council has considered this application in relation to;

- Transport and highways impacts of the development;
- Noise impacts of the development;
- Contamination risks on the site;

- Flooding risks on the site;
- Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- The design or external appearance of the building, and
- the provision of adequate natural light in all habitable rooms of the dwellinghouses, and has determined that **prior approval is granted**

for the development shown on the submitted plans and other supportive documents and subject to the following conditions which are in addition to the conditions set out in Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order (as amended):

1. The development hereby approved shall be completed within a period of 3 years starting with the prior approval date.

Reason: to comply with the conditions of Class Q of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order (2015) as amended.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Elevations - Drawing number 21/0617 II C

Proposed Floor Plans - Drawing number 21/0617 II B

Location and Block Plans - Drawing number 21/0617 II D

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Before using any external facing and roofing materials in the construction of the development, details of their manufacturer, colour and type shall have been submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: To ensure the development uses external materials appropriate for its context.

4. Prior to the commencement of the development hereby approved the following information (if required by the Local Planning Authority) shall be submitted to and agreed in writing by the Local Planning Authority:

- 1) a 'desk study' report documenting the site history.
- 2) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages and incorporating risk assessment.
- 3) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
- 4) a detailed phasing scheme for the development and remedial works (including a time scale).
- 5) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied. On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Please be advised that the submission of a suitable 'desk study' report may be sufficient to satisfy the local authority in this matter, and in this case, the remainder of the associated requirements will not be necessary.

Reason: To ensure potential land contamination is addressed.

5. During construction, special precautions shall be taken with materials containing asbestos. The contractor shall comply with the Control of Asbestos at Work Regulations and consult with the Health and Safety Executive concerning precautions required when removing asbestos material.

Asbestos removal MUST be carried out by Registered Contractors.

Skips shall be covered when leaving the site.

In order to avoid dust / mud deposits off-site, all vehicles shall be checked and if necessary deposits removed before leaving the site e.g. by the use of wheel-wash facility, or similar.

Burning of materials is seen by Dorset Council as a last resort for the removal of waste. No bonfire on site shall produce dark smoke, or be of a nature that causes the Highway to be obscured.

If contamination is encountered on site which has not previously been identified, works must cease and the relevant local authority notified. No further development shall take place until a site investigation has been carried out. The investigation will survey and assess the extent of contamination. Recommendations for remediation shall be submitted to and approved in writing by Dorset Council before further works can proceed.

The contractor shall consult with the Environment Agency and the Council's Environmental Health Team regarding proposed measures to prevent the contamination of water courses and aquifers.

In relation to nuisance weeds encountered on site, developers shall follow the Environment Agency current code of practice for the management, destruction and disposal of such nuisance weeds.

Reason: To ensure risks from contamination are minimised.

The following Informative Notes are drawn to the applicant's attention:

1. There is a flood risk to the two accesses serving the site (north east and south west of the site) and the building to be converted is not within a flood risk area. Based on the submitted Flood Risk Assessment, the Council's drainage engineers have advised the following:

The site where the building to be converted stands is safe and not at prevailing risk from surface water or fluvial river flooding. It is in Flood risk zone 1

The Flood Risk Assessment (FRA) submitted is acceptable and advises that the applicant is willing to construct an access track to the new development off the main road at 600mm above ground level. The access can be moved if necessary to another point and be crossed by a bridge which would not carry any water onto the site.

The remaining risk is around access and egress from the site and the applicant is advised to produce an emergency plan that describes safe access/egress to and from the site.

The development should incorporate a Surface water drainage scheme and if soakaways are proposed then infiltration rate tests should be undertaken and soakaways designed following the calculation of the greenfield run-off rate for the site.

If discharge to a watercourse is proposed then this should be attenuated, and if outside of the site boundary then the written permission of the land owner will be required.

It is advised that the surface water drainage scheme has a management and maintenance plan to indicate who will be responsible for each component of the drainage scheme following development.

2. The raising of the level of the access track and any bridge or other engineering operation will require planning permission and would be assessed on its merits and it is advised that planning permission to carry out such work is obtained before works to the building to convert them to dwellings are commenced.

3. The applicant is advised that the prior approval notification process set out in Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is separate to an assessment of whether all elements of the proposal do or do not require planning permission. For this, a Certificate of Lawfulness Application would be required.
4. The developer will be responsible for ensuring that all other conditions of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied.
5. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development and liability for CIL will be considered. If CIL liable, the Council would issue a CIL Liability Notice following the grant of this prior notification approval which will provide information on the applicant's obligations. Further information about CIL can be found at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/community-infrastructure-levy/community-infrastructure-levy>.
6. The applicant is advised that bats and owls are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 and they are also protected by European and International Law. Work should proceed with caution and if any bats or owls are found, all work should cease, the area in which the bats or owls have been found should be made secure and professional advice sought.
7. As the site lies within 5km of internationally protected Dorset Heathland the applicant's attention is drawn to paragraph 75 of the Town and County (General Permitted Development) (England) Order 2015 which requires that where a development is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and is not directly connected with or necessary to the management of the site, then it must not be begun until written notification of approval of the local planning authority under regulation 77 has been received.

Signed



Mike Garrity
Nominated Officer

PLANNING COMMITTEE – REPORT

Meeting Date: 9 April 2024



Agenda Item: PC 23/200

Paper: E

Subject:	Highways Update
Prepared by:	Catherine Horsley, Town Clerk
Purpose of Report:	To note the update on current Highways issues being progressed by the Town Council office with National England and/or Dorset Council Highways.
Background:	At the Annual Town Council meeting held on 9 May 2023, the terms of references for the committees were reviewed and it was agreed for highways related matters to form part of the Planning Committee agenda, with updates provided to the Community Services Committee to note for information.
Key Points:	<p>Please see Appendix 1 listing highways related issues. There are no new updates and/or new items for consideration.</p> <p>For awareness, Dorset Council Highways carry out inspections in line with their Code of Practice - https://modern.gov.dorsetcouncil.gov.uk/documents/s4013/CodeofPracticefortheClassificationofHighwaySafetyHazardsDefects.pdf</p> <p>Road Closures – Members of the public can view proposed works via https://one.network/ or on the Town Council website under 'latest news'.</p>
Implications:	<p>£7500 has been allocated in the 2024/25 financial year for road safety measures.</p> <p>The road safety of Corfe Mullen residents, particularly school children attending local schools and play areas should be a priority for the Town Council. Even if the Town Council supports the request, the locations may not meet the criteria and/or are not guaranteed as other primary consultees may not support it.</p>
Recommendation:	To NOTE update.

Appendix 1 - Highways Update

No.	Location	Request	Comments	Update	Status
1.	Blandford Road, from Roman Heights Estate	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.41 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will provide a feasibility and costs report for assessing the prioritisation and funding.	Open
2.	Wimborne Road, adjacent to Lockyers School	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.02 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score does not meet criteria for a crossing. Dorset Council Highways have been contacted to request repainting of bus stop line markings. Awaiting response from Dorset Council Community Highways Officer. Clerk to follow up Dorset Council developer led infrastructure public highway policy, as this may be applicable due to the two new developments on Wimborne Road. Note: Pull in on Blandford Road adjacent to school used to be open for drop off/pick up, however, has been closed due to misuse by parents. The land is owned by Dorset Council, however, is leased to Lockyers School.	Open
3.	Wareham Road, near Brownsea Ave	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 1.13 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council employed Lolly-pop person retired in 2023 and has not been replaced due to no applicants for the advertised position, leaving no support for children/young people crossing this busy section of road. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will	Open

				provide a feasibility and costs report for assessing the prioritisation and funding.	
4.	Lockyers Road near the Windgreen Roundabout	Improvements to existing zebra crossing	<p>Following site visit in 2023, actions agreed with Dorset Council Highways</p> <ul style="list-style-type: none"> • Appropriate signage to be installed in both directions to warn drivers of crossing. • Adjacent tree on Dorset Council land to be cut back as it is obstructing the flashing beacon. • Letter to be sent to resident to cut back hedge that is obscuring vision of flashing beacon. • Line markings need to be refreshed. • Potholes on the crossing need to be infilled. • Beacons to be replaced with LED light fittings. 	<p><i>Dorset Council Community Highways Officer has confirmed the line markings do not meet the criteria of 75% for repainting.</i> Potholes within the threshold of 40mm (D) and 300mm (L/W) have been infilled. Those not meeting the criteria are being monitoring by the Dorset Council Community Highways Officer Awaiting further update from Dorset Council Highways.</p>	Open
5.	Lockyers Road at the junction to the Roman Heights Estate	Road safety improvements	<p>Recent car accident on Lockyers Road, adjacent to Roman Heights. Resident contacted the Town Council and Dorset Council Road Safety Team with concerns about the safety of Lockyers Road for pedestrians, particularly children walking to nearby schools.</p>	<p>Dorset Council's Collision Reduction Officer confirmed that Dorset Council investigates 'cluster sites' which are locations that have flagged up as having 4 or more injury collisions within 30 metres over the last 5 years. In January 2023, the location flagged as a 'cluster site' and vegetation was cut back, along with checks of all signs and line markings. Dorset Council confirmed that a further site visit would be carried out to assess safety and maintenance issues at the location. Awaiting update from Dorset Council Highways.</p>	Open
6.	Wimborne Road by Lambs Green Inn	New Pedestrian Crossing	<p>Request from a resident to install a pedestrian crossing in the location has been supported by the Town Council.</p>	<p>Dorset Council Highways contacted to request a traffic survey at the location to understand if it meets the criteria for a formal crossing. Awaiting a response from Dorset Council Highways to confirm when a traffic survey can be carried out.</p>	Open

7.	A31, Mill Street	Speed limit reduction	<p>Several residents have requested the Council's support to reduce the speed limit in the following locations:</p> <ul style="list-style-type: none"> • Mill Lane, A31 – Residents are petitioning at present due to concerns with road safety. • A31 from Roundhouse to Lake Gates Roundabouts – The residents are concerned with safety accessing businesses and residential properties on this stretch of road. 	<p><i>Email sent to Highways England on how to proceed should the Council support these requests.</i></p> <p>Awaiting response from Highways England.</p>	Open
8.	<p>a) Blandford Road (B3074) from Windgreen Roundabout to Badbury View Road</p> <p>b) Wareham Road from Windgreen Roundabout to Hillview Roundabout</p>	Speed limit reduction	<p>Request received from a resident concerned with safety of young people walking to/from Lockyers Middle School along Blandford Road, or to the Recreation Ground outside of school times. Blandford Road is often used as a cut-through for traffic travelling from the A31 into Poole. The resident requests a reduced speed limit to 20 mph.</p> <p>Serious accident involving a small child on the pedestrian crossing adjacent to Lockyers School. Request to consider traffic calming in this location.</p>	<p>Dorset Council Highways have advised to review Dorset Councils 20mph zone policy ahead of submitting any requests for consideration by Dorset Council Highways. Requests should be submitted as a scheme for a particular zone, not individual roads.</p> <p>Clerk contacting the School Road Safety Officer to ascertain whether any other measures could be put in place, i.e. illuminated school children sign, to be on during school drop off/pick up times.</p> <p>At the meeting held on 26 March 2024, it was agreed to await the accident investigation report before considering traffic calming measures in this location.</p>	Open
9.	Hillside Road, junction with Henbury View Road and Chapel Lane	Double yellow lines	<p>Town Council supported requests received from residents and parents of children attending Henbury View First School concerned about road safety on Hillside Road.</p>	<p>Request to commence the process to determine whether double yellow lines on both sides of Hillside Road, from the junction of Henbury View Road to Chapel Lane, is feasible has been sent to Dorset Council Highways.</p> <p>Dorset Council Highways have advised that in the first instance the Town Council should request for the PCSO to have a presence in this location to remind those picking up/dropping off school children to be considerate. Any vehicles parked</p>	Open

				<p>obstructing the pavement should be reported to 101.</p> <p>In Dorset Councils Highways experience, there is a lack of officers to enforce parking on double yellow lines, and unfortunately those doing it, know that.</p> <p>Neighbouring residents could request 'Access Protection Markings' (T Bars) across their driveways to deter parked vehicles, albeit this is not enforceable, with installation fee payable by the residents.</p>	
10.	Blandford Road from Windgreen Roundabout to Lockyers School, junction with Wimborne Road	Double yellow lines	Town Council supported requests received from residents and parents of children attending Lockyers School concerned about road safety along Blandford Road.	<p>Request to commence the process to determine whether double yellow lines on both sides of Blandford Road, from Windgreen Roundabout to Lockyers School, junction with Wimborne Road is feasible has been sent to Dorset Council Highways.</p> <p>Update same as above.</p> <p>Reports from residents and visitors to the cemeteries that users of the Royal British Legion and parents during drop off/pick up school times are parking along pavements on Blandford Road, Newtown Lane in the New Cemetery, causing obstructions and reduced sight lines for drivers.</p>	Open
11.	Hillside Road, adjacent to Henbury View Play Area	Safety railings	Request from resident relating to safety of users of the play area when exiting gate onto Hillside Road to no safety railings being in place. The other gate on Hillside Road does have safety railings.	Quote from Dorset Council Highways approved at the Full Council meeting on 23 January 2024. Awaiting a response from Dorset Council Highways to confirm installation date.	Open
12.	Corfe View Road junction with Wareham Road	Double yellow lines	Communications have been received from residents regarding the road safety at the junction relating to road markings and siting of bus shelter.	Town Council supported the residents request. Dorset Council Highways have confirmed that the request does not meet the criteria. Residents in contact with Cllr Ray Bryan, Dorset Council Portfolio holder and Dorset Ward Councillors. No further update.	Open

13.	Roundabout by Hillview Post Office	Position of roundabout Line markings	Request for Dorset Council Road Safety team to review the position of roundabout line marking following near misses and accident at the location.	Dorset Council Community Highways Officer agrees the position of the roundabout should be revisited. Unfortunately, line markings do not meet criteria of 75% for re-painting. Dorset Council Road Safety Team have visited the site and deem the positioning of roundabout to be in the correct place. Await further update from Dorset Council Road Safety Team.	Open
14.	Pardy's Hill/Broadmoor Road	Line markings refresh	Request for line markings to be repainted as some are not visible.	Await response from Dorset Council Community Highways Officer to confirm whether line marking meet the 75% criteria.	Open
15.	Wimborne Road by Lambs Green Inn coming up from the A31 Lake Gates Roundabout	Speed Limit improvements	Cllr Hardy received a request from a resident to consider additional signage (illuminated or line painted) to make drivers aware of the 30mph speed limit as it is difficult to cross the road, due to speed to vehicles.	Traffic speed survey to be carried out as part of the proposed work to install a pedestrian crossing by Lamb Green (No.6)	Open