



**Minutes of the meeting of the Planning Committee held on
Tuesday 9 April 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 - Minute Taker)

Public Participation

There were 33 members of the public present, three of whom wished to speak pertaining to planning application no. P/FUL/2024/01470 – Little Manor Farm, Waterloo Road, Corfe Mullen BH21 3SN.

The first member of the public advised he was attending the meeting to find out more relating to the barn conversion as a result of recent Facebook posts.

The second member of the public expressed his anger that the developer had used the planning system for his own benefit and did not support the application.

The third member of the public noted he lived adjacent to the development and felt the conversion was not built to the design specifications and was higher than the original barn. The proposed parking area was adjacent to his bedroom window. The area was liable to flooding, with access via a dangerous bend. No bat survey had been carried out and he did not support the application.

Members of the public were asked if anyone was in support of the application, to which there was no response.

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

PC 23/194 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 23/195 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)

Cllr Neil declared a non-pecuniary interest relating to planning application P/HOU/2024/01357- The Bungalow, Old Common Farm, Wareham Road, Corfe Mullen BH21 3RZ, due to being related to the applicant.

Cllr Duncan Sowry-House declared a non-pecuniary interest as the Chair of Keep Corfe Mullen Green.

A handwritten signature in black ink, appearing to be 'Duncan Sowry-House', is written at the bottom of the page.

PC 23/196 Paper A - To Approve minutes of meeting held on 26 March 2024 LGA 1972, sch 12, para 41

The minutes of the meeting held on 26 March 2024 were **APPROVED**.

PC 23/197 Paper B – To Note Update on Planning Application No. P/HOU/2021/04059 – 12 Beacon Road, Corfe Mullen

The Clerk presented the report, noting the planning permission granted by Dorset Council Planning in February 2022 and conditions relating to commencement of the development, obscured glazed windows and parking.

Should the member of the public who raised concerns relating to the development feel the conditions had not been met, it should be reported to the Dorset Council Planning Enforcement.

The update was **NOTED**.

PC 23/198 Paper C - To Note Planning Decisions Report – decisions between 6 - 20 March 2024

The planning decisions report was **NOTED**.

PC 23/199 Paper D - To Consider the following applications received from Dorset Council:

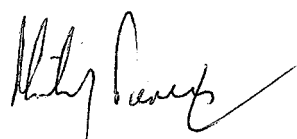
Application No: P/FUL/2024/01470
Location: Little Manor Farm Waterloo Road Corfe Mullen BH21 3SN
Proposal: Conversion of agricultural building to form 5 dwellings in lieu of permitted development approval (3/21/1669/PNAGD)
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404203>

The Clerk noted the report provided additional information relating to communication with Dorset Council Planning to convert the agricultural building into four smaller and one large dwelling and the planning decision in December 2021.

Discussion took place relating to the planning decision notice prior application – Agricultural to Dwelling no. 3/21/1669/PNAGD dated 16 December 2021 set out in Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order. Development in the Green Belt and scoping of a rural exception site against recent planning decisions refused in the Waterloo Valley sighting Green Belt and the inconsistencies in decisions made by Dorset Council Planning.

Cllr Neil provided some background information on the site and the results of his research were noted as follows:

- Total of 708.5 sqm to be converted, below the maximum 865 sqm that can be converted under Class Q Permitted Development Rights.
- Planning Application no. P/FUL/2022/01049 – Construct new internal track from existing access to yard and remove existing track was refused by Dorset Council Planning on 11 May 2022, concluding there was no exceptional justification for the works as it was considered to have a deleterious impact on the Green Belt and the residential amenity of the adjoining occupiers.
- Natural watercourse continually floods running adjacent to the development.
- There was no mention in the Planning Statement of foul water disposal.
- The location was not served by public transport; therefore, occupiers would be reliant on the use of vehicles, increasing traffic movement.



- Environment Agency maps show the high risk of surface water flooding in the location, particularly the access route to the development. However, under paragraph 9.6 of the Planning Statement it states the development would not give rise to any flooding implications to the site and neighbouring land.
- Elevations of the access route had been raised by 600mm to alleviate flooding.
- On visiting the site, the access route had been edged with wooden sleepers.
- Potential nutrients flowing into the nearby natural watercourse.
- Dorset Council Strategic Housing and Economic Land Availability Assessment 2021 states that the western section of the site was within 400m of the Dorset heathlands with the remainder within the 5k buffer zone. The site was remote from existing infrastructure and facilities and was therefore considered to be an unsuitable site.
- Dorset Council Biodiversity Net Gain Guidance dated July 2023 under paragraph 1.9.23 states pre-emptive site clearance is accounted for under the Environmental Act Schedule 8, Part 1, Paragraphs 6a-b if there is evidence of deliberate neglect or damage to any of the habitats or species on the site.
- Dorset Council Sustainability Checklist dated December 2023 states the development was sustainable and it was anticipated that air or ground source heat pumps, solar panels and connection to a low carbon community heat network would be incorporated. There is no mention of refuse collection.
- Dwellings considered to be high end and not affordable housing, which was needed in the village.
- Limited emergency vehicle access to the development.

The Chair concluded with the number of members of the public present demonstrated the community's strength of feeling to the development.

It was **RESOLVED** to **STRONGLY OBJECT** on the basis shown in Appendix 1.

The Chair suspended Standing Orders 3e-g to enable further members of the public to speak.

One member of the public enquired about the location of the grass track mentioned previously and how she was not aware of a track in the time she had lived in the village.

One member of the public spoke on the previous use of the agricultural building built in the late 1970's and how the developer had not extended the footprint of the development which was to be connected to mains sewage and her disappointment of the lies that had been said relating to the development.

One member of the public spoke about the destruction of trees and that this was not true with hedge laying in progress to increase the wildlife habitat. He noted the previous owner had planted numerous trees elsewhere on his land and that members did not know what was going on behind the scenes.

The developer made himself known to the meeting and that he had purchased the land with planning permission for five dwellings with the recent application to change the interior only, noting there were sufficient turning circles for emergency vehicles.

There were considerable tensions and emotions from the members of the public.

The Chair reinstated Standing Orders to enable the remainder of the meeting to continue.

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>

It was **RESOLVED** that there were no objections or issues.

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>

The notification of appeal was **NOTED**.

PC 23/200 Paper E – To Note Highways Update and Consider New Items to Agree How to Proceed

The Clerk presented the report, noting there were no new updates since the previous meeting.


The Highways Update was **NOTED**.

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

There were no items for forthcoming agendas.

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 at 19:20.

Signed as a correct record of the meeting...  Date... 23/4/2024...

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)

Appendix 1 - Application No: P/FUL/2024/01470 – Little Manor Farm, Waterloo Road, Corfe Mullen BH21 3SN.

Members of the Planning Committee met on 9 April 2024 to consider the above application, acknowledging the planning decision notice no. 3/21/1669/PNAGD prior App – Agriculture to Dwelling issued on 16 December 2021 setting out various conditions in addition to Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order.

Under paragraph 2 of the informative notes within the planning decision notice no. 3/21/1669/PNAGD prior App – Agriculture to Dwelling states the access track would require planning permission before works to the building to convert from agriculture to dwellings commences. Planning application no. P/FUL/2022/01049 to construct internal track was refused in April 2022.

Planning Application no. P/FUL/2024/01470 does not provide any information relating to the access track currently under construction, visible from Waterloo Road, particularly mitigating flood risks, albeit the applicant has stated construction of the access track would be 600mm above ground level and whether it meets building regulations for access of emergency vehicles.

Following lengthy discussion, the Planning Committee strongly object on the following grounds:

The proposal is contrary to the following policies within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014):

- **ME1 – Safeguarding Biodiversity and Geodiversity:** The proposed development does not protect, maintain and enhance the condition of its habitats and species within a regionally important geological and geomorphological area.

Evidence to deliver a minimum 10% biodiversity net gain and avoidance of harm to existing habitats and species has not been demonstrated through an ecological survey. Therefore, the application does not comply with the Dorset Biodiversity Appraisal Protocol (DBAP) which is designed to meet the requirements of Natural England Protected Species Standing Advice and to address the mitigation hierarchy set out in the National Planning Policy Framework (NPPF).

- **ME2 – Protection of the Dorset Heathlands:** The proposed development is between 400m and 5km of protected European and internationally protected heathlands, Area of Great Landscape Value (AGLV), Sites of Special Scientific Interest (SSSI), RAMSAR, Wild Purbeck Nature Improvement Area and Higher Potential Ecological Network and does not provide Suitable Alternative Natural Greenspace (SANG) or provision of other appropriate avoidance/mitigation measures.
- **ME3 – Sustainable Development Standards for New Development:** The completed Dorset Council Sustainability Statement and Checklist does not demonstrate a commitment to water and energy efficiency, solar gain, minimising waste, pollution and water run off incorporating sustainable drainage, only 'anticipated or unknown'. There is no indication of how foul waste is removed from the site.
- **ME6 – Flood Management, Mitigation and Defence:** The proposed dwellings are in flood zone 1. However, the Environment Agency historic data shows the access/egress route in some parts are at risk to surface water up to 90cm showing a 3.3% high risk of flooding each year.

The emergency plan describes the access/egress from the site in the event of flooding, which is also at risk of surface water flooding and if constructed along with the swale would be within 400m of the Dorset Heathlands. In line with the policy, this does not demonstrate future proofing against the effects of climate change and unaided access/egress during flooding events.

- **HE2 – Design of New Development:** The proposed development is in a rural setting, outside the defined settlement boundary of Corfe Mullen, which will significantly compromise the tranquillity of

the area and visual amenity. The development is out of character and not compatible with its surroundings and neighbouring properties, therefore, impacting on the amenity and privacy currently enjoyed by neighbouring properties.

The planning statement submitted as part of planning application no. 3/21/1669/PNAGD states the agricultural appearance of the building has been maintained, whilst maximising natural light provision. The proposed development creates an intrusive silhouette on the landscape, visible from Waterloo Road.

- **HE3 – Landscape Quality:** The proposed development does not protect the character settlements and their landscape setting, mature trees and hedgerows, visual amenity and wildlife corridors, along with noise, light pollution and motion from the dwellings and traffic generated.
- **LN2 – Design, Layout and Density of New Housing Development:** The design and layout of the proposed development conflicts with the local character and distinctiveness of the area. The outdoor space allocated for each dwelling is minimal based on the sizes of the dwellings. The plans do not show a provision for refuge and recycling on site. The site is not along the prime transport corridors or does it have good access to public transport and essential facilities and services, due to its rural setting, away from the village.
- **KS3 – Green Belt:** The proposed development is within the Green Belt and fails to protect the separate physical identity of individual settlements in the area. Scoping for a rural exception site is not demonstrated.
- **KS9 – Transport Strategy and Prime Transport Corridors:** The proposed development is not located along and/or at the end of the prime transport corridors in the most accessible locations and supported by transport improvements to benefit existing and future communities.

The site is not easily accessible or in a sustainable location due to the steep incline to reach facilities within the village, making walking and cycling impractical and not accessible to all. Access to public transport is via a steep incline.

Access by the emergency services and refuse collectors is limited due to the single-track access with limited turning circles.

- **KS11 – Transport and Development:** The proposed development does not reduce the need to travel or improve access to facilities and services in the village, due to the rural setting accessed by a single track.

The site does not provide safe access and/or permeable layouts to access public transport.

Material changes on the residential amenity of the neighbouring property due to increased traffic and character of the area.

- **KS12 – Parking Provision:** There are 15 vehicle parking facilities with at least 3 unusable spaces and no parking provision for those with disabilities and/or visitors for 5 dwellings without garages, in line with the Dorset Council residential car parking provision guidance.

The proposal is also contrary to the following policies within the National Planning Policy Framework (NPPF) paragraphs:

- **82:** The proposed development does not support housing developments reflecting the local needs or scoping for a rural exception site.
- **108:** The proposed development does not promote use of public transport.
- **111:** The plans do not demonstrate a provision of parking spaces for charging plug-in and other ultra-low emission vehicles.

- **114b & 116b/e:** Due to the location of the proposed development, in a rural setting accessed by a single track, this does not provide safe and suitable access to the proposed development for all users, particularly those with disabilities and reduced mobility in terms of all modes of transport.
- **116d:** Delivery of goods and access by services and emergency vehicles would be limited, due to rural setting accessed via a single track.
- **128d:** The proposed development does not maintain the areas prevailing character and setting (including residential gardens).
- **135c:** The proposed development is not sympathetic to the rural setting and local characteristics of its surroundings.
- **143c:** The proposed development does not safeguard the countryside from encroachment.
- **144 & 145:** The proposed development is within the Green Belt. Dorset Council strategic policies would need to set out any new Green Belts to be established in the exceptional circumstances listed in para 144 a-e.
- **152:** The proposed development would be harmful to the Green Belt and does not demonstrate very special circumstances to be approved.
- **153:** The extent of the engineering works required to create the access route would represent an imposing feature on the landscape and would have an urbanising effect and detract from the character and appearance of the open countryside. The access route is visible from Waterloo Road.
- **159a:** The proposed development increases vulnerability to the range of impacts arising from climate change, particularly the flood risk.
- **160:** There is no evidence of suitable areas for renewable and low carbon energy sources and support infrastructure.
- **167d:** There is no evidence to suggest the flood risk will not increase elsewhere in the Waterloo Valley. Climate change is expected to increase flood risk, which is already being seen locally, and would make access to the proposed development unsustainable in the long-term.
- **173e:** The safe access and escape route detailed in the emergency plan is also liable to surface water flooding from the nearby natural watercourse.
- **175:** No evidence of sustainable drainage systems or maintenance arrangements in place to ensure acceptable standard of operation for the lifetime of the development.
- **180a:** The proposed development does not protect and/or enhance valued landscapes and biodiversity of the area.
- **185a:** The proposed development does not safeguard the local wildlife rich habitats and wider ecological networks.

Finally, the Dorset Council Strategic Housing and Economic Land Availability Assessment completed in 2021 (site reference LA/CMUL/016) concluded *'the western section of the site is within 400m of the Dorset Heathlands, and the remainder is within the 5k Dorset Heathlands buffer. The site is remote from existing infrastructure and facilities, therefore making it an unsuitable site'*.

Members request the application is considered in light of the above comments by the East Dorset Planning Committee, rather than a delegated Officer decision, if the Officers comments are at variance to the above.

Corfe Mullen Town Council
9 April 2024

