



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 28 May 2024 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Neil (Chair)
J Bonham
S Florek
L Hardy
V Papilio
D Sowry-House

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

Public Participation

There were five members of the public present, none of whom wished to speak.

PC 24/16 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr A Holland due to medical reasons.

PC 24/17 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 Sowry-House declared a non-pecuniary interest due to his roles as Vice-Chair of the Dorset Council Eastern Area Planning Committee and Chair of the Dorset Council Strategic and Technical Planning Committee.

Cllr Sowry-House confirmed when discussing contentious larger developments as a member of the Town Council Planning & Highways Committee, he would not comment and abstain from voting.

Cllr Florek also declared a non-pecuniary interest due to being a member of the Dorset Council Eastern Area Planning Committee.

PC 24/18 Paper A - To Approve minutes of meeting held on 21 May 2024 LGA 1972, sch 12, para 41

The minutes of the meeting held on 21 May 2024 were **APPROVED**.

PC 24/19 Paper B - To Note Planning Decisions Report – decisions between 15 May 2024 – 22 May 2024

The planning decisions report was **NOTED**.

A handwritten signature in black ink, appearing to be 'J. Bonham'.

To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services

Application No: P/HOU/2024/02458
Location: 35 Blandford Road Corfe Mullen BH21 3HD
Proposal: Demolish conservatory and build extension on same footprint.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405376>

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

Application No: P/HOU/2024/02096
Location: 49 Albert Road Corfe Mullen BH21 3QD
Proposal: Retain annex on the existing hardstanding, garage already demolished.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404946>

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

To Consider and Comment on Variation of Condition received from Dorset Council Planning Services

Application No: P/VOC/2024/02665
Location: 2 Hillcrest Road Corfe Mullen BH21 3LX
Proposal: Erect a garden room (with variation of condition 4 of planning permission P/HOU/2022/08017 to permit the use of screw piles for the foundation system).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405614>

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

To Consider and Comment on Outline Planning Permission received from Dorset Council Planning Services

Application No: P/OUT/2024/02668
Location: 74 Wareham Road Corfe Mullen Wimborne BH21 3LG
Proposal: Demolish existing bungalow and erect 11 residential units, 100% affordable housing (outline application only to determine access, appearance, layout and scale).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405618>

The Clerk read out the previous objections relating to planning application no. P/FUL/2023/00656 – 74 Wareham Road to construct 9 new dwellings in the same location and the planning appeal ref: APP/D1265/W/21/3288438, which was dismissed by the Planning Inspectorate in January 2023, due to the impact to the loss of amenity of the neighbouring property.

Discussion took place relating to the accessibility and visibility from the site onto Wareham Road, scheme of affordability and local housing needs assessment along with Tree Preservation Orders (TPO's) on the site.

It was **RESOLVED** to object on the following basis:

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:** tulip and liquid amber trees to the rear of the site are subject to Tree Preservation Orders (TPO's) protecting the amenity and condition of habitats and species within a regionally geological



geomorphological area. The hedgerow between the site and neighbouring properties should also be protected as it forms an important wildlife corridor.

- **ME2 – Protection of the Dorset Heathlands:** the proposed development is within 400m and 1km of protected European and internationally protected heathlands, Sites of Special Scientific Interest (SSSI), RAMSAR, and does not provide Suitable Alternative Natural Greenspace (SANG) or provision of other appropriate avoidance/mitigation measures.
- **LN2 – Design, Layout and Density of New Housing Development:** the design and layout of the proposed development conflicts with the local character of the area with minimal outdoor space allocated for each dwelling.
- **HE2 – Design of New Development:** the proposed layout, scale, and appearance is an overdevelopment of the site which is overbearing resulting in a loss of amenity of the adjacent properties from plots 1 & 4. The development does not have a compatible relationship with neighbouring property which has Velux windows and would be overlooked and overshadowed by the proposed development.

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.

- **LN1 – Size and Type of New Dwellings:** no evidence of current and/or projected local housing needs identified in a strategic housing market assessment.
- **KS9 – Transport Strategy and Prime Transport Corridors:** visibility splays when exiting onto Wareham are limited due to oncoming traffic approaching over the brow of a hill. Access by emergency services and refuge collectors is limited due to the narrow driveway access with limited turning circles.
- **KS11 – Transport and Development:** the proposed development does not provide safe access via a narrow driveway resulting in material changes on the residential amenity of the neighbouring property due to increased vehicles associated with 11 new dwellings.

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

- **116d:** delivery of goods and access by services and emergency vehicles would be limited, due to access via a narrow driveway.
- **180:** the proposed development may impact the adjacent conservation area, if developed.
- **127:** the proposed development is not a good layout and sympathetic to its surroundings and fails to include the appropriate amount of green space.

To Note TPO Confirmations received from Dorset Council Planning Services

Application No: TPO/2024/0039
Location: Land at 11 Central Avenue, Corfe Mullen, BH21 3JD
Trees Specified: T1 – Betula sp.
T2 – Pinus sp.
T3 – Pinus sp.
T4 – Liquidambar sp.



The Clerk noted the application related to the trees adjacent to the proposed construction of a double garage on the site, discussed at the previous meeting, whereby members raised concerns to protect the trees during ground works.

Application No: TPO/2023/0094
Location: Land at E398953 N97274, Wareham Road, Corfe Mullen, BH21 3NY
Trees Specified: T1 – Holly

Application No: TPO/2024/0007
Location: Land at E398655 N96671, Birch Close, Corfe Mullen, BH21 3TB
Trees Specified: T1 - Cypress

The tree preservation orders were **NOTED**.

Cllr Sowry-House provided an update on a response received from a Dorset Council Tree Officer relating to new Tree Preservation Order no. TPO/2024/0033 - oak tree at land south of Windgreen roundabout overhanging an adjacent residential property. Unfortunately, the issue has not been resolved and was being followed up, with any further updates to be provided at a future meeting.

PC 24/21 Paper C – To Note Highways Update

The Clerk provided an update as follows:

- Line 2: further concerns have been raised by residents relating to the road safety of school children on Wimborne Road adjacent to Lockyers School and the new housing development, due to parked cars, particularly during school pick up/drop off times. Dorset Council Highways had carried out a road traffic survey in September 2023, whereby the location did not score above the 0.4 criteria for a formal crossing. However, the issue was being followed up with the Dorset Council School Road Safety Officers.
- Line 8: further requests received for traffic calming on Blandford Road. As previously, it was agreed to await the accident investigation report, prior to consideration of any road safety measures in the location.
- Line 12: update to be provided as part of agenda item PC 24/28.

The update was **NOTED**.

PC 24/22 Verbal - To Consider and Support Siting of Beryl Bikes on Wimborne Road adjacent to the Lambs Green Inn – Cllr Jackie Bonham

Cllr Bonham asked members to consider supporting the siting of a Beryl Bikes bay on Wimborne Road, adjacent to the Lambs Green Inn.

Discussion took place relating to accessibility and obstruction on pavements, particularly for wheelchair users, due to minimal paths and grassed verges in the location. Members were mindful of several highways issues relating to traffic speeds and safe crossing for pedestrians in the location and felt each went hand in hand and should be considered in their entirety.

The Clerk noted lines 6 and 15 on the highways update schedule captured the proposed road safety improvements, whereby a request had already been submitted to Dorset Council Highways to carry out a road traffic/speed survey in the location.

It was **RESOLVED** to follow up with Dorset Council Highways when the road traffic/speed survey would be conducted, to then explore the feasibility of reducing the



speed limit to 30mph from the A31 Lake Gates roundabout on Wimborne Road, along with a pedestrian crossing and a Beryl Bike bay near the Lambs Green Inn.

PC 24/23 Verbal - To Consider and Support Wildflower Planting on Grass Verges – Cllr Jackie Bonham

Cllr Bonham asked members to consider supporting the planting of wildflowers on grass verges within Corfe Mullen.

The Clerk confirmed most of the grass verges within the village were maintained by Dorset Council, with exception of the grass verge outside of BH Live on Wareham Road.

Cllr Sowry-House provided some background on the Town Councils previous experience of wildflower planting in the community orchard at the Recreation Ground, which had unfortunately been unsuccessful due to the soil type.

As a Council who had declared a climate emergency, increasing biodiversity net gain was a priority and members felt consideration should be given to planting spring bulbs and/or oxeye daisies on Town Council sites.

It was **RESOLVED** for the Community Services Committee to consider locations for additional planting as part of the Annual Parish Tour and for funding options to be investigated.

PC 24/24 Paper D – To Note and Consider Response to Planning Appeal – P/FUL/2023/00671 – Badgers Green, Waterloo Road, Corfe Mullen BH21 2SN

The Clerk noted the Committee had no objection to planning application no. P/FUL/2023/00671 – Badgers Green, Waterloo Road, Corfe Mullen BH21 2SN. However, a new planning application had been received dated 23 May 2024 for the site to construct a new commercial unit, which would be considered at the next Planning & Highways Committee meeting scheduled on 11 June 2024.

The update was **NOTED**.

PC 24/25 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

PC 24/26 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 11 June 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

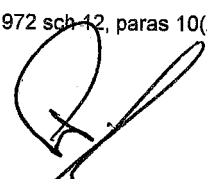
Members of the public left the meeting.

PC 24/27 To Resolve to exclude members of the press and public – to agree that agenda item PC 24/28 be dealt with after the public (including the press) have been excluded as publicity would prejudice the public interest by reason of the confidential nature of the business to be transacted under Public Bodies (Admissions to Meetings) Act 1960.

PC 24/28 Paper E – To Consider and Comment on Primary Consultation

The Clerk presented the report, noting as a primary consultee, the Town Council were required to comment on the proposed traffic regulation order proceeding to advert and public consultation only.

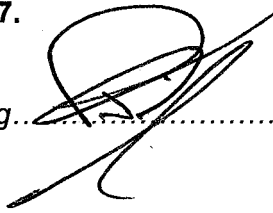
¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)



It was **RESOLVED** to support the proposed traffic regulation order proceeding to advert and public consultation.

PC 24/29 **Close of Meeting at 19:27.**

Signed as a correct record of the meeting...

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

.....Date.....

15th JUNE 2024