



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 11 June 2024 at 18:30 in the small hall of the Village Hall**

Present:

Councillors

P Neil (Chair)
J Bonham
S Florek
L Hardy
D Sowry-House
A Holland

In Attendance:

Catherine Horsley (Town Clerk & RFO) – Attended via MS Teams
Rachel Virrill (Deputy Town Clerk/Minute Taker)

Public Participation

There were 8 members of the public present, one of whom wished to speak relating to agenda item PC 24/35 – Highways Update, item 16: request for support for road safety measures on Heckford Road.

The member of the public noted that due to parked cars on Heckford Road, vehicles driving towards Hillside Road were left with one car width space and in danger of a collision with vehicles driving in the opposite direction over the brow of the hill, causing a blind spot. At times cars are parked with little space for emergency and waste collection vehicles to access properties.

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

PC 24/30 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Papilio who was unwell.

PC 24/31 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)

There were no declarations of interest.

PC 24/32 Paper A - To Approve minutes of meeting held on 28 May 2024 LGA 1972, sch 12, para 41

The chair of this meeting does not believe that the minutes of the meeting held on 28 May 2024 in respect of minute no. PC 24/24 were a correct record, but their view was not upheld by the meeting and the minutes are confirmed as an accurate record of the proceedings. In line with Standing Order 12d.

The minutes of the meeting held on 28 May 2024 were **APPROVED**.

PC 24/33 Paper B – To Note Planning Decisions Report – decisions between 22 May 2024 – 5 June 2024

The planning decisions report was **NOTED**.

A handwritten signature in black ink, consisting of a stylized 'P' followed by a flourish.

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

It should be noted, some members of the Planning & Highways Committee visited the planning application sites ahead of the meeting.

Application No: P/HOU/2024/02873
Location: 31 Rectory Avenue Corfe Mullen BH21 3EZ
Proposal: Single storey rear extension and provide pitched roof to existing front projection

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405862>

It was noted that there was no site notice displayed on the site of the proposed development. Dorset Council Ward Councillors, also members of the Eastern Area Planning Committee to follow up reintroduction of neighbour notification letters as there was currently a reliance on applicants/agents displaying the notices, to ensure the planning process was open and transparent.

The Chair noted the Dorset Council guidance note dated December 2023 relating to sustainability statement and checklist for planning applications, due to the proposed extension appearing to be over the 10% threshold to complete and submit the checklist. It was felt energy measures should be considered with the applicant encouraged to complete the checklist.

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

Application No: P/FUL/2024/02599
Location: 32 Highfield Road Corfe Mullen BH21 3PF
Proposal: Demolish existing dwelling and erect 2 x 4 bedroom chalet bungalows with associated access. Additional Case Officer Remarks: Consultation has been reissued as the description has been amended (chalet bungalows instead of bungalow).

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405538>

Members considered the application and whilst they were not opposed to the proposed development, they felt the size of the dwellings and single access driveway was an issue along with removing existing hedgerow to gain access to the site. The site notice was displayed on the wrong 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):

- **HE2 – Design of New Development:** the design and layout of the proposed dwellings are an overdevelopment of the site, due to the layout, scale, and bulk of two detached 4-bedroom properties, resulting in visually dominant properties, which would be overbearing and a loss of privacy and amenity for neighbouring properties.
- **KS12 – Parking Provision:** there are 2 vehicle parking spaces allocated for each 4-bedroom property along with a shared driveway which may cause access issues at times, along with congestion should visitors park their vehicles on Highfield Road.
- **ME3 – Sustainable Development Standards for New Development:** the sustainability statement and checklist was non-committal. Applicants should be encouraged to take a proactive approach to mitigating and adapting to climate change and commitment to sustainable renewable technologies in order to future proof and not incur future retrofit costs.



Application No: P/HOU/2024/02594
Location: 58 Corfe View Road Corfe Mullen BH21 3NA
Proposal: Extend balcony at the rear by 1.5m to include a wooden frame and pillars with a composite decking and balustrade.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405531>

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

Application No: P/FUL/2024/02803
Location: Badgers Green Waterloo Road Corfe Mullen Wimborne BH21 3SN
Proposal: Construction of new commercial unit and associated parking spaces and bike store. (Re-submission of application ref: P/FUL/2023/00671). Solar panels to roof.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405776>

The Chair referenced the Dorset Council Planning Officers Report dated 25 May 2023 relating to planning application no. P/FUL/2023/00671 for the same site, which was refused on the basis that there was no benefit from any of the exceptions to inappropriate development and openness of the Green Belt as set out in paragraphs 137-138 and 147-152 of the National Planning Policy Framework (NPPF).

Members noted the proposed development had been an established brownfield site for many years and, in their opinion, the proposed development footprint did not encroach any further onto the Green Belt. Discussion took place as to whether the site should be redesignated to reflect the buildings already on the site and whether the Dorset Council Ward Councillors could investigate if this was possible. Members felt, should Dorset Council grant permission, conditions should be put in place to ensure the site was designated and remained as commercial, not residential.

It was **RESOLVED** that there were no objections. However, members sought clarification on the re-designation of the brownfield site, albeit Dorset Council Planning Officers report denotes the Green Belt status of the site.

PC 24/35

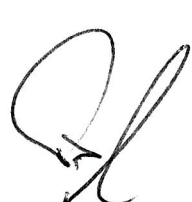
Paper C – To Note Highways Update

The Deputy Clerk presented the report, noting the following updates:

- Line 2: Dorset Council Road Safety Officer had visited the site and reported the yellow 'School Keep Clear' road markings were faint and needed refreshing, albeit the road markings were advisory not mandatory. On advice, the Clerk had contacted Dorset Council Parking Services to ascertain whether there was any funding available to carry out the road markings refresh. The Clerk had also contacted Dorset Council Transport Development to refresh the bus stop road markings, should budget allow.

The Road Safety Officer suggested double yellow lines on Wimborne Road. However, she felt that educating school parents and children would be preferable. Educational resources have been sent to Lockyers School to disseminate to parents and children.

- Line 11: The Clerk had followed up installation of safety barriers on Hillside Road, adjacent to Henbury View Play Area with Dorset Council Economic Growth & Infrastructure team who were raising an internal works order.
- Line 16: should read Heckford Road between Hillside Road and Wareham Road. Members agreed with the member of the public with regards to parked cars on both sides from users of nearby shops and services causing road safety issues for vehicles travelling over or towards the brow of the hill. It was felt double yellow lines were not the answer. However, alternative solutions should be considered at a future meeting to change behaviours and encourage users and residents to park



considerately. Members also noted the same issue on Hillside Road as per Line 9, on the schedule.

Members felt the highways update schedule was a 'wish list' of road safety improvements in the village, should Dorset Council's Highways budget allow and whether the Dorset Council Ward Councillors could investigate whether Dorset Council Highways had a priority listing for road safety improvements across Dorset.

It was **RESOLVED** for the Dorset Council Ward Councillors to investigate Dorset Council's prioritisation of road safety improvements across Dorset.

PC 24/36 Verbal - To Consider and Support Pedestrian/Cycle Access to the A31 along Blandford Road from Slight Lane to St Huberts Church – Cllr Jackie Bonham

Cllr Bonham asked members to consider supporting the installation of a pedestrian/cycle lane along Blandford Road from Slight Lane to the A31.

Members discussed various options and felt a pedestrian/cycle lane in this location was limited, due to land ownership and felt users should be encouraged to use Wimborne Road to the Lake Gates Roundabout to access the A31.

The Deputy Clerk advised a meeting of the joint working party with Wimborne Minster Town Council was scheduled on 21 June 2024, to investigate options for cycle/pedestrian access over Julians Bridge and Julians Road to ensure safety of users travelling from both Corfe Mullen and Wimborne in the location.

PC 24/37 Matters for forthcoming agendas No decisions can be taken¹

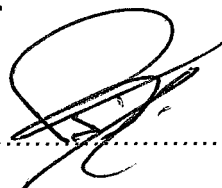
Cllr Sowry-House provided the following updates:

- Contact to be made with Dorset Council Highways with feedback provided at a future meeting.
- Dorset Council Environmental Enforcement Officers were working with the developer at 113 Wimborne Road, Corfe Mullen.
- Dorset Council and the Town Councils Design Code was essential to provide guidance for future planning in Corfe Mullen.
- Re-establish the Neighbourhood Plan Steering Group in September 2024.

PC 24/38 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 25 June 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/39 Close of Meeting at 19:21.

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



Date.....

25th June 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)