



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 9 July 2024 at 18:35 in the small hall of the Village Hall**

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

In Attendance: Rachel Virrill (Deputy Town Clerk/Minute Taker)

Public Participation

There were 5 members of the public present, none of whom wished to speak.

PC 24/49 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr A Holland due to family commitments.

PC 24/50 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)

The Chair requested that declarations of interest for Cllrs Sowry-House and Florek, as Dorset Council Ward Councillors for Corfe Mullen are recorded at each meeting attended, due to their roles on the Dorset Council Eastern Area Planning Committee.

Cllrs Sowry-House and Florek declared a non-pecuniary interest due to being members of the Dorset Council Eastern Area Planning Committee and therefore, abstained from commenting on planning applications considered by the Committee.

PC 24/51 Paper A - To Approve minutes of meeting held on 25 June 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** minutes of the meeting held on 25 June 2024.

PC 24/52 Paper B – To Note Planning Decisions Report – decisions between 19 June – 3 July 2024

The planning decisions report was **NOTED**.

PC 24/53 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:

Cllr Hardy queried the comments made by the Dorset Council Ward Councillors on planning applications published on the Dorset Council Planning Portal ahead of the

meeting. Cllr Sowry-House confirmed comments did not express a view on whether planning applications were supported or not and were worded to that effect.

Application No: P/HOU/2024/03383
Location: 51 Hadrian Way Corfe Mullen BH21 3XF
Proposal: Garage Conversion and Internal Alterations.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406456>

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

Application No: P/HOU/2024/03432
Location: 62 Hillside Road Corfe Mullen BH21 3SF
Proposal: Erect front extension with addition of double garage and entrance to the existing home, raising of ridge height adding a second story to bungalow.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406510>

The Chair referenced the Dorset Council guidance document dated December 2023 relating to a 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.

PC 24/54

To Consider and Comment on Notification of Appeal received from Dorset Council Planning Services:

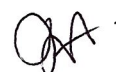
Application No: P/FUL/2023/03504
Location: Coventry Arms Mill Street Corfe Mullen Wimborne BH21 3RH
Description: Erect rear single-storey extension
Appeal Reference: 3343698
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397649>

Application No: P/FUL/2023/03506
Location: The Coventry Arms Mill Street Corfe Mullen BH21 3RH
Description: Alterations to outside space
Appeal Reference: APP/D1265/W/24/3343684
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=397651>

Both applications were discussed as one, due to the same location. Members noted the Dorset Council Planning Officers reports dated 30 November 2023 in terms of reasons for refusal due to the inappropriate development in the Green Belt and harmful to the Green Belt by definition, 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 147-149 c) of Section 13 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 and offered employment opportunities within the rural community.

It was **RESOLVED** that there were no further comments in addition to the Committees previous comments submitted to Dorset Council on 26 July 2023 and 12 July 2023 respectively. However, fully supported both applications.



PC 24/55 To Note Tree Preservation Order Confirmations received from Dorset Council:

Application No: TPO/2024/0047
Location: Land of 2 Hanham Road, Corfe Mullen, BH21 3PZ
Trees Specified: T1 – Oak
T2 – Beech
T3 – Beech
T4 – Beech
T5 – Beech

The tree preservation order confirmation was **NOTED**.

PC 24/56 Paper C – To Note Highways Update

The Deputy Clerk provided an update as follows:

- Item 2: Dorset Council Road Safety Officer had emailed educational resources to the Headteacher of Lockyer's Middle School to share with pupils and parents.
- Items 2 and 13: Cllr Sowry-House was following up with Dorset Council Highways Officers.

The update was **NOTED**.

PC 24/57 Paper D - To Consider and Comment on Corfe View Road and Wareham Road, Corfe Mullen - Proposed Waiting Restrictions

Cllr Sowry-House provided some background to new members of the parking issues experienced by residents of Corfe View Road and surrounding locations.

It was **RESOLVED** to support the proposed waiting restrictions on Corfe View Road and Wareham Road.

PC 24/58 Matters for forthcoming agendas No decisions can be taken¹

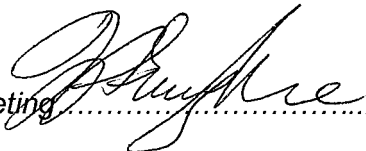
There were no matters for forthcoming agendas.

PC 24/59 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 23 July 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

Cllr Neil noted his apologies for the next meeting due to personal commitments.

PC 24/60 Close of Meeting at 18:58.

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

 Date 23-7-24

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)

