



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 13 August 2024 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Neil (Chair)
J Bonham
P Cuckston
L Hardy
A Holland
V Papilio

In Attendance: Catherine Horsley (Town Clerk & RFO) (minute taker)
Daryl Pearce (Deputy Town Clerk)

Public Participation

There was 3 members of the public present, none of whom wished to speak.

PC 24/75 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllrs Florek and Sowry-House, who both had personal commitments.

PC 24/76 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 24/77 Paper A - To Approve minutes of meeting held on 23 July 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 23 July 2024.

PC 24/78 Paper B – To Note Planning Decisions Report – decisions between 17 July 2024 – 7 August 2024

The planning decisions report was **NOTED**.

PC 24/79 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:

Application No: P/HOU/2024/03957
Location: 13 Southlands Avenue Corfe Mullen BH21 3JB
Proposal: Extended platform/retaining wall and platform lift
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407096>

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

A handwritten signature in black ink, appearing to be 'J. Neil', is located at the bottom left of the page.

Application No: P/HOU/2024/03382
Location: Gilleva Wareham Road Corfe Mullen Wimborne BH21 3RU
Proposal: Retain boundary fencing and foundation/base for replacement outbuilding

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406455>

Members discussed the use of Class C3 – dwellinghouses, Green Belt designation of the location, which was predominately industrial units and the intention of the foundation/base for replacement outbuilding, whereby the orientation and size differed from the existing outbuilding. It was felt that should the applicants wish to build the outbuilding, that planning permission should be sought prior to any works taking place.

It was **RESOLVED** that there were no objections. However, a condition to be made that if permission is granted for the foundation/base for replacement outbuilding, that planning permission is sought ahead of commencement of any further works. No Planning Notice displayed on the site.

Application No: P/FUL/2024/03560
Location: Lambs Green Farm Lambs Green Lane Corfe Mullen Dorset BH21 3DN
Proposal: Erect temporary rural workers dwelling and agricultural building and site ground mounted solar panels

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406658>

Members felt the temporary rural workers dwelling was a substantial large dwelling which was an overdevelopment of the site, due to its scale and dominance. The objections raised by the adjacent property relating to being overlooked were noted.

It was agreed that due to some supporting documentation being unavailable, the Committee would defer submitting comments on the application to Dorset Council Planning at this time. Albeit, based on the documentation already provided and reviewed, objected to the application on the following basis:

- The proposal is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014), due to overdevelopment in terms of scale and dominance of the rural workers dwelling, which would cause loss of amenity to the adjacent property.

It was **RESOLVED** for the Clerk to request an extension for commenting on the planning application until all supporting documentation, namely the Agricultural Appraisal and Planning Officers response to the Dorset Council BNG Natural Environment Team comments dated 6 August 2024 relating to the submission of PRA in support of the application which had not been submitted for review under the DBAP and as such had not been approved, was available for consideration.

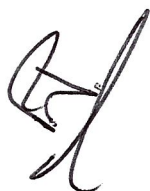
The Clerk agreed to update members outside of the meeting on the request for an extension and any subsequent submission made to Dorset Council Planning.

PC 24/80

To Note Certificate of Lawfulness Application received from Dorset Council:

Application No: P/CLP/2024/04336
Location: 7 Highfield Close, Corfe Mullen BH21 3PJ
Proposal: Erect single storey rear extension
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407530&cuuid=59B3E49E-DBEA-4E38-A115-49E1D8ECCE0F>

The certificate of lawfulness application was **NOTED**.



PC 24/81 To Note Tree Preservation Order Variation received from Dorset Council:

Application No: EDDC/CM/190
Location: Land to the rear of 4 and 6 Dennis Road, Corfe Mullen, Dorset, BH21 3NF)
Trees Specified: Error on the schedule; the species in the original Order was incorrectly stated to be London Plane. Variation of TPO to rectify error with the species corrected to a Liquidambar.

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

PC 24/82 Paper D – To Note Highways Update

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

Line 12: Dorset Council Highways confirmed that any repositioning and/or repainting of the roundabout would not be carried out until programmed resurfacing in the area, albeit timing was unknown. Cllr Sowry-House in his role of Dorset Council Ward Councillor for Corfe Mullen was following up with Dorset Council Highways.

Line 13: Dorset Council Highways confirmed road markings did not meet the 75% criteria for repainting and were being monitored.

Line 15: New request received from a resident using Albert Road, requesting double yellow lines on Albert Road at the junction with Wareham Road due to visibility on the brow of the hill.

Members discussed the pros and cons of double yellow lines in the location and felt, Albert Road was fairly flat and low priority, therefore, would not support the request to submit a formal request to Dorset Council Highways for prioritisation and scoring. Should the resident wish to take further, a formal petition should be completed and submitted for further consideration.

Cllr Cuckston requested an update on line 9 of the schedule relating to request for double yellow lines on Hillside Road at the junction of Henbury View Road and Chapel Lane. The Clerk advised the Committee had previously agreed to consider alternative solutions to change behaviours and encourage users and residents to park considerably at a future meeting.

The highways report was **NOTED**.

PC 24/83 Matters for forthcoming agendas No decisions can be taken¹

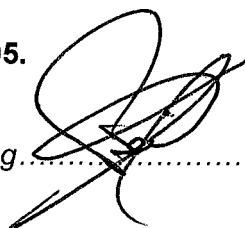
No items for forthcoming agendas were noted.

PC 24/84 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 27 August 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/85 Close of Meeting at 19:05.

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

Date.....



27th August 2024

