CORFE MULLEN TOWN COUNCIL
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Minutes of the meeting of the Planning & Highways Committee held on Tuesday 27 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 were 10 members of the public present, of which 5 wished to speak pertaining to planning applications for consideration as follows:

- **Planning Application no. P/FUL/2024/04192 – 113 Wimborne Road, Corfe Mullen BH21 3DU** – Cllr Bonham spoke as a member of the public living adjacent to the proposed development. Cllr Bonham noted the clearance of the site in September 2023 destroying the established wildlife habitat/corridor and the approach taken by the applicant who had not engaged with residents prior to submitting the planning application as recommended by the Dorset Council Planning Officer. Cllr Bonham highlighted the limited accessibility to the site along a narrow driveway, particularly for refuse and emergency vehicles along with limited parking for 4 detached properties and noted her objection to the proposed development.

  Cllr Jefferies also spoke as a member of the public who provided some background to the site, relating to its ownership and property name, known as the 'The Copse'. Cllr Jefferies noted the destruction of the wildlife habitat, chipping of the felled trees on site and timings of wildlife surveys conducted.

- **Planning Application no. P/VOC/2024/03560 – Land of Stour View Gardens/91 Wimborne Road, Corfe Mullen BH21 3DS** – Two members of the public noted their objections to the variation of condition in respect of outline planning permission 3/15/0332/OUT to construct 3 detached bungalows with garaging and bin store. The first member of the public felt the variation of condition application differed from the outline planning permission granted in terms of the size of the proposed dwellings with limited accessibility and parking for 3 detached properties. The second member of the public noted the original planning permission granted in 2015 had expired with no evidence of commencement of works within the designated timeframe. The proposed dwellings were for 3 chalet style bungalows not bungalows as originally granted permission. The member of the public noted the design of the dwellings was not in keeping with neighbouring properties with limited access for refuse and emergency vehicles through a narrow driveway via a turning circle, which was not designed for through traffic and/or parked vehicles.

- **Planning Application no. P/FUL/2024/04031 – Caretakers Flat, Castle Court School, Knoll Lane, Corfe Mullen BH21 3RF** – The applicant introduced himself, stating the proposed development was to create an eco-friendly multi-generation family home, noting he had paid for a covenant on the land for future use at an additional expense. The applicant noted

Cllr Bonham asked if there was an update on the request for double yellow lines on Wimborne Road/Blandford Road adjacent to Lockyers School. The Clerk confirmed no further update was available and remained outstanding on the highways schedule.

The highways update was **NOTED.**

PC 24/86 **Matters for forthcoming agendas** No decisions can be taken[1]

Cllr Hardy sought clarification on the reporting line of the Joint Julians Bridge Working Group with Wimborne Minster Town Council. The Clerk confirmed this should be discussed under the agenda item at the following Full Council meeting.

PC 24/97 **To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 10 September 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/98 **Close of Meeting at 19:21.**

Signed as a correct record of the meeting.....*Date*.....10th SEPTEMBER 2024

Appendix 1 - Application No: P/FUL/2024/04192 – 113 Wimborne Road Corfe Mullen BH21 3DU

Members of the Planning & Highways Committee met on 27 August 2024 to consider the above application, noting the following comments:

- Pre-application advice provided by the Dorset Council Planning Officer on 29 February 2024 in response to the pre-application enquiry recommends for the applicant to discuss proposed planning application with neighbours and/or Town Council, this has not happened.

- As of 27 August 2024, HM Land Registry does not show the current ownership of the site. However, there is data on Companies House showing the applicant purchased the site on 22 September 2023. Following the change of ownership, contractors attended site on 26 September 2023 to clear established wildlife habitat/corridor consisting of mature trees, various species of wild orchids, shrubbery and hedgerow. The work of the contractors also damaged neighbouring properties boundary fences and mature trees. This matter was reported to Dorset Police and covered by local and national media.

- Appendix A - shows aerial views of site prior to 22 September 2023 and following clearance on 26 September 2023. Dorset Council to consider the actions taken following ownership in line with Schedule 12 of the Environment Act 2021, relating to pre-emptive site clearance allowing for retrospective conditions and/or enforcement.

- The ecological surveys were conducted on 29 November 2023, whereby the Ecology and Biodiversity Net Gain (BNG) assessment report states the site was cleared by the previous owner. This statement is false. Therefore, members believe there is inaccurate information within the submitted planning application and should be rejected and deemed invalid.

Following lengthy discussion, the Planning & Highways 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):

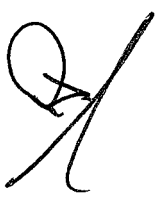
- **HE2 – Design of New Development:** The proposed development is adjacent to the Green Belt and will compromise the tranquillity of the area and visual amenity. The Planning Officer recommended for post and rail fencing on the boundary with a native hedgerow to ensure visual appearance and openness onto the Green Belt. However, the proposed plans state1.8m close board fencing.

  The development is out of character and an overdevelopment in terms of scale and bulk not compatible with its surroundings and neighbouring properties, therefore, impacting on the amenity and privacy currently enjoyed by neighbouring properties.

  The vegetation/verge adjacent to the narrow driveway access is an important contribution to the street scene. It should be noted the vegetation/verge is not owned by the applicant and therefore, should not be included in the proposed plans.

- **HE3 – Landscape Quality:** The proposed development does not protect the natural features such as mature trees, hedgerows, woodland, field boundaries and wildlife corridors which were destroyed during the clearance of the site. The remaining/existing landscape including mature trees should be incorporated into the proposed development not removed.

  The proposed development does not maintain the tranquillity to protect the visual amenity against intrusion from light pollution, noise and motion from the dwellings and traffic generated.



There is no evidence of measures to mitigate noise impacts from traffic to neighbouring properties along with external lighting to protect any remaining/existing wildlife habitats.

- **KS11 – Transport and Development:** The proposed development does not provide safe access onto the existing transport network.

  Access for emergency vehicles particularly fire appliances (up to 12.5 tonne vehicles) should be no less than 3.7m wide between kerbs and may reduce to 3.1m for a gateway with a minimum centreline bend radius of at least 6.5m with headroom of 3.7m. The existing driveway is 3.4m wide between kerbs. The fire authority is not listed as a statutory consultee.

  Refuse collection vehicles also require at least 5m wide access with at least 3.7m minimum at pinch points. The existing driveway does not allow for this.

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

- **KS12 – Parking Provision:** In line with the Dorset Council residential car parking provision guidance, the proposed development does not provide adequate vehicle parking facilities for 3-4 bedroom properties. if garages are not used for parking.

- **LN1 – Size and Type of New Dwellings:** The latest strategic housing market assessment provides for 2-3 bedroom dwellings, not 4 bedrooms as proposed.

- **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.

- **ME1 – Safeguarding Biodiversity and Geodiversity:** The proposed development could potentially have a harmful effect on internationally designated sites, sites of special scientific interest and regionally important geological and geomorphological sites. Therefore, should retain existing habitats and provision of buffer zones around sensitive areas.

  In the members opinion the scale and density of the proposed development should be reduced to secure increased Biodiversity Net Gain (BNG) of the site.

  Part of the existing ecological network including mature trees and hedgerows are an important part of the local landscape character which have been affected by the site clearance. As an example, a bat survey conducted in January 2023 for a garage extension at 115 Wimborne Road (P/HOU/2022/07347) sited various bat species.

  The application form states a 2m wildlife corridor to be created with neutral grassland and wildflowers with hedgerow buffer of 10 small trees. This area would require annual maintenance, however there is no provision for access. It is recommended at least 1.8m hedgerow is required to benefit biodiversity.

- **ME2 – Protection of the Dorset Heathlands:** The proposed development is between 400m and 5km of protected Dorset Heathlands. Therefore, provision of onsite and offsite suitable alternative greenspace should be allocated.

- **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. There is no indication of how foul waste is removed from the site.

  Applicant 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 retro-fit costs.

- **ME6 – Flood Management, Mitigation and Defence:** The proposed development is in an area at risk of flooding. Therefore, there is a risk of surface water run off exceeding pre-development levels.

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

- **111:** The plans do not demonstrate a provision of parking spaces for charging plug-in and other ultra-low emission vehicles.
- **116d**: Delivery of goods and access by services and emergency vehicles would be limited, due to access via a narrow driveway.
- **128d:** The proposed development does not maintain the areas prevailing character and setting.
- **135c:** The proposed development is not sympathetic to the local characteristics of its surroundings.
- **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 surrounding area. Climate change is expected to increase flood risk, which is already being seen locally, and could make access to the proposed development unsustainable in the long-term.
- **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.
- **189-190:** Adequate site investigation information should be prepared to ascertain the ground conditions for any contamination and/or pollution. An example of contamination, when carrying out works at 115 Wimborne Road, Dorset Council Building Control required the use of radon membrane during construction due to elevated radon potential.
- **191:** The proposed development impacts on the living conditions and natural environment of neighbouring properties in terms of noise and light pollution.

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
27 August 2024

Appendix A –

Before 26 September 2023 taken from Google Earth

After 26 September 2023 taken from drone footage

Appendix 2 - Application No: P/FUL/2024/03560 - Lambs Green Farm Lambs Green Lane Corfe Mullen Dorset BH21 3DN

Members of the Planning & Highways Committee met on 27 August 2024 to consider the above application, noting the following comments:

- Two of the three basic criteria to apply for a temporary agricultural workers dwelling is to ensure (1) there is no significant impact on the landscape and (2) to have a sound financial business plan. The proposed dwelling is within the Green Belt and does not form part of the business plan for the proposed alpaca business as it is being funded separately.

- Members felt the size of the proposed temporary rural workers dwelling was out of scale for its intended use.

Following discussion, the Planning & Highways Committee 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 could potentially have a harmful effect on internationally designated sites, sites of special scientific interest, the Dorset landscape character area and regionally important geological and geomorphological sites.

  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) has not been submitted as part of the planning application.

- **ME2 – Protection of the Dorset Heathlands:** The proposed development is between 400m and 5km of protected Dorset Heathlands.

- **ME3 – Sustainable Development Standards for New Development:** The completed Dorset Council Sustainability Statement and Checklist does demonstrate some commitment to water and energy efficiency, solar gain and minimising waste. However, there is no indication of how drainage for surface water and foul waste would be managed.

- **HE1 – Valuing and Conserving our Historic Environment:** The proposed development is within the vicinity of possible historic field boundaries at Lambs Green and scheduled monument at Lake Farm.

- **HE2 – Design of New Development:** The proposed development is in a rural setting, which would compromise the tranquillity of the area and visual amenity. Due to the scale and bulk of the development it impacts on the amenity and privacy currently enjoyed by neighbouring properties.

- **HE3 – Landscape Quality:** The proposed development does not protect the visual amenity and wildlife corridors, along with noise, light pollution and motion from the dwelling and traffic generated.

- **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.

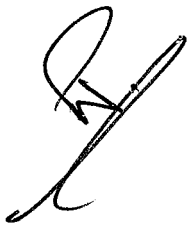
- **KS11 – Transport and Development:** The proposed development materially changes the residential amenity of the neighbouring properties due to increased traffic.

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

- **128d:** The proposed development does not maintain the areas prevailing character and setting.
- **142-143:** The proposed development does not safeguard the countryside from encroachment.
- **144-145:** The proposed development is within the Green Belt. Dorset Council strategic polices would need to set out any new Green Belts to be established in the exceptional circumstances listed in para 144 a-e.
- **152-155:** The proposed development would be harmful to the Green Belt and does not demonstrate very special circumstances to be approved.
- **180a:** The proposed development does not protect and/or enhance valued landscapes and biodiversity of the area.
- **185:** The proposed development does not safeguard the local wildlife rich habitats and wider ecological networks.

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
27 August 2024



Appendix 3 - Application No: P/FUL/2022/07707 - Land off Stour View Gardens/91 Wimborne Road Corfe Mullen Dorset BH21 3DS

Members of the Planning & Highways Committee met on 27 August 2024 to consider the above application, acknowledging the timeline of planning permission already granted for the site as follows:

- Planning application no. 3/15/0332/OUT – to part demolish 24A Stour View Gardens and Workshop, alter access to form new access off Stour View Gardens to construct three detached bungalows with garaging and bin store, which was granted permission on 18 August 2016 (3 years).
- Reserved Matters application no. 3/19/0545/RM as above was granted permission on 31 July 2019 (2 years).

Following discussion, the Planning & Highways Committee 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 could potentially have a harmful effect on sites of special scientific interest and regionally important geological and geomorphological sites.

- **ME2 – Protection of the Dorset Heathlands:** The proposed development is within 5km of protected Dorset Heathlands.

- **ME3 – Sustainable Development Standards for New Development:** Applicant should be encouraged to complete the Dorset Council sustainability statement and checklist to demonstrate 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 retro-fit costs.

- **ME6 – Flood Management, Mitigation and Defence:** There is a risk of surface water run off exceeding pre-development levels.

- **HE2 – Design of New Development:** The application shows an overdeveloped and crowded site with properties in close proximity to each other, which may result in overshadowing and loss of amenity currently enjoyed by the existing neighbouring properties due to the proximity of the development.

- **HE3 – Landscape Quality:** The proposed development does not maintain the tranquillity to protect the visual amenity against intrusion from light pollution, noise and motion from the dwellings and traffic generated.

- **KS11 – Transport and Development:** The proposed development does not provide safe access onto the existing transport network. Vehicle access onto the site is extremely poor in that emergency vehicles, particularly fire engines, would not be able to access the properties easily.

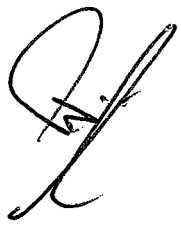
  Material changes on the residential amenity of the neighbouring properties due to increased traffic.

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

- **111:** The plans do not demonstrate a provision of parking spaces for charging plug-in and other ultra-low emission vehicles.
- **116d**: Delivery of goods and access by services and emergency vehicles would be limited, due to access via a narrow driveway.
- **128d:** The proposed development does not maintain the areas prevailing character and setting.
- **135:** The proposed development is not a good layout and sympathetic to its surroundings.
- **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.
- **175**: No evidence of sustainable drainage systems or maintenance arrangements in place to ensure acceptable standard of operation for the lifetime of the development.
- **191:** The proposed development impacts on the living conditions and natural environment of neighbouring properties in terms of noise and light pollution.

Outline planning permission granted in 2015 was for 3, single storey bungalows with garaging, maintaining the characteristics of neighbouring properties in Stour View Gardens, which are predominately single storey bungalows. However, the variation of condition is for three, 3-bedroom chalet bungalows with no garaging and a bin collection area, which is significantly different to the granted outline planning permission.

Finally, the reserved matters permission granted on 31 July 2019 states, the development to which permission was granted must begin no later than two years from approval. There is no evidence that the proposed development has commenced and therefore, time barred and application deemed invalid.

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
27 August 2024