



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 24 September 2024 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Neil (Chair)
C Bonham
S Florek
L Hardy
A Holland
D Sowry-House

In Attendance: Rachel Virrill (Deputy Town Clerk)
Daryl Pearce (Deputy Town Clerk/Minute taker)

Public Participation

There were 13 members of the public present, three of whom wished to speak pertaining to planning application no. P/FUL/2024/05126 – Land adj. 11 Brook Lane Corfe Mullen Wimborne BH21 3RD.

An agent spoke on behalf of the applicant, stating the land was the last undeveloped plot on Brook Lane, which was a vacant overgrown plot with invasive species, noting it was not a high value habitat and encouraged anti-social behaviour to take place. The agent advised that no illegal tree felling had taken place and although seven trees required felling, all seven would be replaced, keeping the total number of trees at 31. The agent noted the applicant was committed to a 39.5% biodiversity gain which would be achieved by clearing invasive species and putting protective measures in place to protect wildlife. The agent was aware of neighbours' concerns regarding flooding issues and intended to work with other agencies to control water flow and minimise flooding.

Two members of the public noted their objections to the proposed development as follows:

- Flooding is a national crisis and for residents of Corfe Mullen, flooding was becoming a more serious issue than it ever has been. The felling of mature and established trees contributes to the problem.
- Young trees were not as efficient at removing water as established trees which required a higher volume of water, therefore felling and replacing seven mature trees with young trees would cause further flooding issues. Dorset Council had declared a climate emergency which should be taken into account.
- The applications drainage strategy states the existing surface water from the site would need to run into the drain on the opposite side of the road on Brook Lane which could result in water run off onto residents' properties. The drains on Brook Lane were already inadequate.
- The agent noting that there were invasive species on the site is misinformation, as there are many native species of trees and hedgerows. The site has a wide range of biodiversity and is a wildlife corridor with many sightings of foxes, badgers, bats and other species.
- The resident who lives very close to the site has never seen any evidence of anti-social behaviour at the location.
- Development of the site was previously refused and with four properties currently for sale close by the resident felt there was no current need for more development.

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

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

PC 24/111 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Papilio who was unwell. Cllr P Cuckston was not present.

PC 24/112 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 Florek also declared a non-pecuniary interest due to being a member of the Dorset Council Eastern Area Planning Committee.

Cllr Hardy declared a non-pecuniary interest due to his role as Chair of Dorset Catchment Partnerships.

PC 24/113 Paper A - To Approve minutes of meeting held on 10 September 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 10 September 2024.

PC 24/114 Paper B – To Note Planning Decisions Report – decisions between 4 September 2024 – 18 September 2024

The planning decisions report was **NOTED**.

Following representations from members of the public, the Chair proposed considering item PC 24/115 – Application No: P/FUL/2024/05126 – Land adj. 11 Brook Lane in the first instance.

PC 24/115 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:

Application No: P/FUL/2024/05126
Location: Land adj. 11 Brook Lane Corfe Mullen Wimborne BH21 3RD
Proposal: Erect a detached dwelling with associated parking and access.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408420>

Members discussed the impact on habitats and biodiversity, particularly the known wildlife on the site including foxes, badgers, extensive bat populations, birds and insects. Concerns were noted relating to the removal of established mature trees which were more efficient than new trees in terms of flooding risks.

Cllr Hardy felt the application was well-presented and addressed the flooding issues.

Members voted, with Cllr Hardy voting in support of the application, Cllrs Neil, Holland and Bonham voted to strongly object the proposal. Cllrs Sowry-House and Florek abstained.

It was **RESOLVED** to **STRONGLY OBJECT** on the basis shown in appendix 1.

Application No: P/HOU/2024/05023
Location: 31 Rectory Avenue Corfe Mullen Wimborne BH21 3EZ
Proposal: Single store rear extension - revised scheme, pitched roof to front projection.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408301>

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

Application No: P/HOU/2024/05047
Location: 68 Phelipps Road Corfe Mullen BH21 3NW
Proposal: Demolish existing conservatory, form new single storey rear and side extension with flat roof, with internal alterations.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408327>

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

Application No: P/HOU/2024/05010
Location: 127 Wareham Road Corfe Mullen BH21 3JZ
Proposal: Raise roof of existing dwelling to create additional first floor accommodation, with ground and first floor extensions. Conversion of existing garden building to annexe accommodation, with single storey extensions. (Amended description)

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408288>

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

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

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

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

PC 24/116 To Note Tree Preservation Order Application received from Dorset Council:

Application No: TPO/2024/0060
Location: Land at Glendon, Brog Street, Corfe Mullen.
Trees Specified: Group G1 – London Plane x5

The Tree Preservation Order application was **NOTED**.

PC 24/117 Verbal – To Note Highways Update

Cllr Sowry-House noted a meeting and site visits to Wimborne Road and Blandford Road adjacent to Lockyers School had taken place with the Dorset Council Highways Technical Team Leader on 16 September 2024. A more comprehensive update would be provided at the following Full Council meeting where all members would be present.

The update was **NOTED**.

PC 24/118 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

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)

PC 24/119 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 8 October 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/120 Close of Meeting at 19.15

Signed as a correct record of the meeting  Date 22-10-24.