



NOTICE OF NEXT COUNCIL MEETING

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING & HIGHWAYS COMMITTEE**
Time... **18:30**
Date... **Tuesday 22 October 2024**
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in black ink, appearing to read 'C Horsley'.

Catherine Horsley
Town Clerk & RFO
16 October 2024

PUBLIC PARTICIPATION: In accordance with Standing Orders, a maximum of 30 minutes is set aside before the business of the meeting commences to enable members of the public to raise any issues pertaining to the agenda for the attention of Councillors. Up to 5 minutes is allowed for each person. Members of the public will only be permitted to speak during the Public Participation agenda item.

Councillors will be discussing all the items listed on the agenda below.

AGENDA

- PC 24/134 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 24/135 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)
- PC 24/136 Paper A - To Approve minutes of meeting held on 8 October 2024** LGA 1972, sch 12, para 41
- PC 24/137 Paper B – To Note Planning Decisions Report** – decisions between 2 October 2024 – 16 October 2024
- PC 24/138 To Note Certificate of Lawfulness received from Dorset Council Planning:**
- Application No:** P/CLE/2024/05884
Location: Hope Farm Mill Street Corfe Mullen BH21 3RQ
Proposal: Certificate of Lawfulness for the erection of a rural building along the western boundary of the site at Hope Farm, Mill Street, Corfe Mullen, Dorset, BH21 3RQ
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409251>

PC 24/139 To Note Tree Works Application received from Dorset Council:

Application No: P/TRT/2024/05188
Location: 23 Orchard Close Corfe Mullen BH21 3TW
Proposal: 0659A Sycamore: Fell. 0659B Sycamore: Fell.

PC 24/140 To Note Tree Preservation Order Application received from Dorset Council:

Application No: TPO/2024/0033
Location: Land south of Windgreen Roundabout, Corfe Mullen
Trees Specified: T1 Oak

PC 24/141 Paper C – To Note Highways Update

PC 24/142 Matters for forthcoming agendas No decisions can be taken¹

PC 24/143 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 12 November 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/144 Close of Meeting

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)



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 8 October 2024 at 18:30 in the small hall of the Village Hall**

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

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

Public Participation

There were no members of the public present.

PC 24/121 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Bonham due to a prior commitment. Cllr A Joyce was not present.

PC 24/122 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.

PC 24/123 Paper A - To Approve minutes of meeting held on 24 September 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 24 September 2024, subject to an amendment to PC 24/115 – to consider and comment on householder planning application received from Dorset Council Planning Services, Application P/FUL/2024/05126:

The minutes should state the following:

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

PC 24/124 Paper B – To Note Planning Decisions Report – decisions between 18 September 2024 – 2 October 2024

The planning decisions report was **NOTED**.

PC 24/125 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:

Application No: P/HOU/2024/05305
Location: 22 Central Avenue Corfe Mullen BH21 3JD
Proposal: Proposed glass balustrade to provide guarding to existing flat roof area on second floor of residence.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408614>

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

PC 24/126 To Consider and Comment on Variation of Condition received from Dorset Council Planning:

Application No: P/VOC/2024/05431
Location: 12 Beacon Road Corfe Mullen BH18 9JN
Proposal: Raise and extend roof to create first floor habitable accommodation, two storey side and rear extensions and internal alterations (with variation of condition 2 of PP P/HOU/2021/04059 to allow inclusion of an additional window to provide a means of escape in-case of fire and ventilation so the room to be used for its intended purpose)
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408755>

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

PC 24/127 To Note Prior Approval – Larger Home extension for information purposes only received from Dorset Council Planning:

Application No: P/PALH/2024/05430
Location: 21 Hillside Road Corfe Mullen BH21 3SA
Proposal: Erect single storey rear extension to extend 8.0 metres beyond the rear wall of the original dwelling house. Maximum height 2.70 metres.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408754>

The prior approval was **NOTED**.

PC 24/128 To Note Tree Works Application received from Dorset Council:

Application No: P/TRT/2024/05188
Location: 23 Orchard Close Corfe Mullen BH21 3TW
Proposal: 0659A Sycamore: Fell. 0659B Sycamore: Fell.

The tree works application was **NOTED**.

PC 24/129 To Note Tree Preservation Order Application received from Dorset Council:

Application No: TPO/2024/0033
Location: Land south of Windgreen Roundabout, Corfe Mullen
Trees Specified: T1 Oak

Application No: TPO/2024/0039
Location: Land at 11 Central Avenue, Corfe Mullen
Trees Specified: T1- Betula sp, T2- Pinus sp, T3 - Pinus sp, T4- Liquidambar sp.

Application No: TPO/2024/0047

Location: Land of 2 Hanham Road, Corfe Mullen
Trees Specified: T1 – Oak, T2 – Beech, T3 – Beech, T4 – Beech, T5 - Beech

The Tree Preservation Order applications were **NOTED**.

PC 24/130 Verbal – To Note Highways Update

The Deputy Town Clerk (RV) provided an update, noting that requests for additional bus shelters on Wareham Road, near South Road and Lockyer’s Road had been requested. Members of the public had been signposted to the Community Highways Request Policy on the Town Council website.

Cllr Hardy suggested a link to the paper copy of the Highways Update could be provided via a link when the agenda states a verbal update will be provided. The Deputy Clerk advised that the most up-to-date copy of the Highways Update can be found on the website under Planning and Highways Committee agendas.

The update was **NOTED**.

PC 24/131 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

PC 24/132 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 22 October 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/133 Close of Meeting at 18.45

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

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)

PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 22 October 2024



Agenda Item: PC 24/137

Paper: B

Subject: Planning Decisions Report

Prepared By: Rebecca Callender, Administrative Assistant

Background: All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee being submitted to Dorset Council as part of the planning consultation process.

Key Points: The decisions listed within the report detail all decisions made between 2 October 2024 – 16 October 2024

PLANNING DECISIONS

P/HOU/2024/03941

Location: 118 Wareham Road Corfe Mullen BH21 3LH

Proposal: Retain boundary fence of 1.8 to replace previous 1.8m high fence and hedge to property entrance.

Decision: Granted

TC Comment: No Objection

Decision Date: 03/10/2024

TREE DECISIONS

P/TRT/2024/05188

Location: 23 Orchard Close Corfe Mullen BH21 3TW

Proposal: 0659A Sycamore: Fell. 0659B Sycamore: Fell.

Decision: Tree Works - TPO - Consent

Decision Date: 14/10/2024

P/TRT/2024/05308

Location: 2 Beacon Gardens Corfe Mullen BH18 9JY

Proposal: Red Maple: Reduce back to previous cuts. This will be removing roughly 3ft of new growth.

Decision: Tree Works - TPO - Consent

Decision Date: 11/10/2024

P/TRT/2024/05309

Location: 9 Croft Close Corfe Mullen BH21 3JE

Proposal: T1 Monterey Pine: Remove tree to ground level. T2 Monterey Pine: Remove tree to ground level and replant. (Tree report REF: 290)

Decision: Tree Works - TPO - Consent

Decision Date: 11/10/2024

Recommendation: To NOTE report.

PLANNING & HIGHWAYS COMMITTEE – REPORT

Meeting Date: 22 October 2024



Agenda Item: PC 24/141

Paper: C

Subject:	Highways Update
Prepared by:	Catherine Horsley, Town Clerk
Purpose of Report:	To note the update on current Highways issues being progressed by the Town Council office with National England and/or Dorset Council Highways.
Background:	<p>Members to consider all highways related matters in relation to the Parish of Corfe Mullen and to make any recommendations to Full Council for approval.</p> <p>Highways updates to also be provided to the Community Services Committee to note for information only.</p>
Key Points:	<p>Please see Appendix 1 listing highways related issues. Updates and/or new items highlighted in red.</p> <p>For awareness, Dorset Council Highways carry out inspections in line with their Code of Practice - https://moderngov.dorsetcouncil.gov.uk/documents/s4013/CodeofPracticefortheClassificationofHighwaySafetyHazardsDefects.pdf</p> <p>Road Closures – Members of the public can view proposed works via https://one.network/ or on the Town Council website under 'latest news'.</p> <p>Members of the public wishing to make highways requests can find the process in the Community Highways Request Policy which can be accessed via Corfe Mullen Town Council website: www.corfemullen-tc.gov.uk.</p>
Implications:	<p>£7500 has been allocated in the 2024/25 financial year for road safety measures.</p> <p>The road safety of Corfe Mullen residents, particularly school children attending local schools and play areas should be a priority for the Town Council. Even if the Town Council supports the request, the locations may not meet the criteria and/or are not guaranteed as other primary consultees may not support it.</p>
Recommendation:	To NOTE update.

Appendix 1 - Highways Update

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
1.	Blandford Road, from Roman Heights Estate	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.41 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will provide a feasibility, and costs report for assessing the prioritisation and funding.	TBC	TBC	Open
2.	Wimborne Road, adjacent to Lockyers School	New pedestrian crossing/Double Yellow Lines	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.02 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score does not meet criteria for a crossing. Note: Pull in on Blandford Road adjacent to school used to be open for drop off/pick up, however, has been closed due to misuse by parents. The land is owned by Dorset Council, however, is leased to Lockyers School. Parked vehicles on both sides of the road, outside of housing development opposite school entrance. Any vehicles parked contrary to the highway code, rule 243, not to park or stop a vehicle, opposite or within 10m/32ft of a junction, except in an authorised parking space should be reported to Dorset Police. Contact made with Dorset Council Parking Services and Dorset Council Travel to investigate	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
				refreshing of line markings of bus stops and 'school keep clear'. The Dorset Council Officer emailed educational resources to the Headteacher at Lockyers School to share with pupils and parents. Cllr Sowry-House following up with Dorset Council Highways.			
3.	Wareham Road, near Brownsea Ave	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 1.13 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will provide a feasibility, and costs report for assessing the prioritisation and funding. Dorset Council Lolly-pop person in post in this location during school times only.	TBC	TBC	Open
4.	Lockyers Road near the Windgreen Roundabout	Improvements to existing zebra crossing	Following site visit in 2023, actions agreed with Dorset Council Highways <ul style="list-style-type: none"> • Appropriate signage to be installed in both directions to warn drivers of crossing. • Adjacent tree on Dorset Council land to be cut back as it is obstructing the flashing beacon. 	Dorset Council Community Highways Officer confirmed line markings do not meet the criteria of 75% for repainting. Potholes within the threshold of 40mm (D) and 300mm (L/W) have been infilled. Those not meeting the criteria are being monitoring by the Dorset Council Community Highways Officer. The beacons have been replaced with LED light fittings.	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
			<ul style="list-style-type: none"> Letter to be sent to resident to cut back hedge that is obscuring vision of flashing beacon. Line markings need to be refreshed. Potholes on the crossing need to be infilled. 	Hedge obscuring vision of flashing beacon has been cut back. Awaiting further update from Dorset Council Highways.			
5.	Lockyers Road at the junction to the Roman Heights Estate	Road safety improvements	Car accident on Lockyers Road, adjacent to Roman Heights. Resident contacted the Town Council and Dorset Council Road Safety Team with concerns about the safety on Lockyers Road for pedestrians, particularly children walking to nearby schools.	Dorset Council's Collision Reduction Officer confirmed that Dorset Council investigates 'cluster sites' which are locations that have flagged up as having 4 or more injury collisions within 30 metres over the last 5 years. In January 2023, the location flagged as a 'cluster site' and vegetation was cut back, along with checks of all signs and line markings. Dorset Council confirmed that a further site visit would be carried out to assess safety and maintenance issues at the location. Await update.	TBC	TBC	Open
6.	Wimborne Road by Lambs Green Inn coming up from the A31 Lake Gates Roundabout	New Pedestrian Crossing/ Speed Limit improvements/Traffic calming	Request from a resident to install a pedestrian crossing and to consider additional signage (illuminated or line painted) to make drivers aware of the 30mph speed limit as it is difficult to cross the road, due to speed of vehicles. Consideration to be given to a village gateway on Wimborne Road coming up	Dorset Council Highways contacted to request a traffic survey at the location to understand if it meets the criteria for a formal crossing. Awaiting a response from Dorset Council Highways to confirm when a traffic survey can be carried out. Request to be progressed as part of the joint working party with Wimborne Minster Town Council relating to highways improvements	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
			from the A31 Lake Gates roundabout with 30mph speed limit sign should Dorset Council Highways approve a reduction in the speed limit. Town Council supports requests.	to Julians Bridge, Julian Road and A31 Lake Gates Roundabout.			
7.	A31, Mill Street	Speed limit reduction	Several residents have requested the Council's support to reduce the speed limit in the following locations: <ul style="list-style-type: none"> • Mill Lane, A31 – Residents are petitioning at present due to concerns with road safety. • A31 from Roundhouse to Lake Gates Roundabout – The residents are concerned with safety accessing businesses and residential properties on this stretch of road, particularly services area (Esso and Starbucks). 	Email sent to National Highways on how to proceed should the Council support these requests. Awaiting response from National Highways.	TBC	TBC	Open
8.	a) Blandford Road (B3074) from Windgreen Roundabout to Badbury View Road b) Wareham Road from Windgreen Roundabout to	20mph speed limit reduction/traffic calming/double yellow lines (Blandford Road from Windgreen Roundabout to Lockyers School,	Town Council supports requests received from a residents concerned with safety of young people walking to/from Lockyers Middle School along Blandford Road, or to the	Dorset Council Highways have advised to review Dorset Councils 20mph zone policy ahead of submitting any requests for consideration by Dorset Council Highways. Alternative traffic calming measures to be considered i.e. illuminated	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
	Hillview Roundabout	junction with Wimborne Road).	<p>Recreation Ground outside of school times.</p> <p>Visitors to the cemeteries reported that users of the Royal British Legion and parents during drop off/pick up school times are parking along pavements on Blandford Road, Newtown Lane, causing obstructions and reduced sight lines for drivers.</p> <p>Serious accident involving a small child on the pedestrian crossing adjacent to Lockyers School.</p>	<p>school children sign, to be on during school drop off/pick up times and Speed Indicator Devices (SID). Request to commence the process to determine whether double yellow lines on both sides of Blandford Road, from Windgreen Roundabout to Lockyers School, junction with Wimborne Road is feasible has been sent to Dorset Council Highways.</p>			
9.	Hillside Road, junction with Henbury View Road and Chapel Lane	Double yellow lines	<p>Town Council supported requests received from residents and parents of children attending Henbury View First School concerned about road safety on Hillside Road.</p>	<p>Request to commence the process to determine whether double yellow lines on both sides of Hillside Road, from the junction of Henbury View Road to Chapel Lane, is feasible has been sent to Dorset Council Highways.</p> <p>Please see comments under line 16 relating to double yellow lines and alternative solutions to be considered at a future meeting to change behaviours and encourage users and residents to park considerately.</p>	TBC	TBC	Open
10.	Hillside Road, adjacent to Henbury View Play Area	Safety railings	<p>Request from resident relating to safety of users of the play area when exiting</p>	<p>Quote from Dorset Council Highways approved at the Full</p>	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
			gate onto Hillside Road to no safety railings being in place. The other gate on Hillside Road does have safety railings.	Council meeting on 23 January 2024. Dorset Council Economic Growth & Infrastructure team are now raising an internal works order for installation to be scheduled.			
11.	Corfe View Road junction with Wareham Road	Double yellow lines	Communications have been received from residents regarding the road safety at the junction relating to road markings and siting of bus shelter.	Town Council supported the resident's request. Public consultation in progress to implement highway improvements in this location.	TBC	TBC	Open
12.	Roundabout by Hillview Post Office	Position of roundabout Line markings	Request for Dorset Council Road Safety team to review the position of roundabout line marking following near misses and accident at the location.	Dorset Council Community Highways Officer agrees the position of the roundabout should be revisited. Unfortunately, line markings do not meet criteria of 75% for re-painting. Dorset Council Road Safety Team have visited the site and deem the positioning of roundabout to be in the correct place. Request for Dorset Council Road Safety Team to visit the site with the Chair of the Council to provide the rationale for position of roundabout markings. Request acknowledged and awaiting a site visit date. Dorset Council Highways have advised that any repainting of the roundabout would not be carried out until resurfacing of area. Cllr Sowry-House following up with Dorset Council Highways.	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
				Dorset Council Community Highways Officer has advised the roundabout has faded enough to require remarking. Cllr Purvis to meet with Dorset Council Highways Officers to discuss realigning the markings.			
13.	Pardy's Hill/Broadmoor Road	Line markings refresh	Request for line markings to be repainted as some are not visible.	Dorset Council Community Highways Officer confirmed road markings do not meet the 75% criteria for repainting and are being monitored.	TBC	TBC	Open
14.	Heckford Road	Double yellow lines	Request received from a resident who uses Heckford Road to access his property in Viewside Close, off Hillside Road. On the brow of the hill, there are parked cars on both sides of the road leaving limited space for passing and visibility of oncoming traffic.	Alternative solutions to 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.	TBC	TBC	Open
15.	Albert Road, junction of Wareham Road	Double yellow lines	Request received from a resident who uses Albert Road. On the brow of the hill, coming up Albert Road to Wareham Road there are several parked cars leaving limited space for passing and visibility of oncoming traffic on the brow of the hill.	Albert Road was fairly flat and low priority, not supported by Town Council.	TBC	TBC	Closed
16.	Rushall Lane	Road markings	Reported that the line markings are 90% invisible.	Reported online to Dorset Council Highways, ticket ref: 1264188	TBC	TBC	New

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
17.	Waterloo Road junction with Naked Cross	Hedgerow obstructing road signs	Reported that the hedgerow is obscuring the advance warning signage for horse riders.	Reported online to Dorset Council Highways, ticket ref: 1264189	TBC	TBC	New
18.	Central Avenue, junction of Wareham Road	Double yellow lines	Request for double yellow lines, due to parked cars within 10 metres of the junction making visibility when turned onto Wareham Road very difficult.	Issue reported to CMTC in November 2022, due to near misses at the junction. Request already submitted to Dorset Council Highways for double yellow lines.	TBC	TBC	New