



**Minutes of the meeting of the Planning & Highways Committee held on  
Tuesday 26 November 2024 at 18:30 in the small hall of the Village Hall**

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

**In Attendance:**       Catherine Horsley (Town Clerk & RFO)  
Daryl Pearce (Deputy Town Clerk) - Minute taker

**Public Participation**

There were 6 members of the public present, who did not wish to speak.

**PC 24/155    To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr J Bonham who had a personal commitment and Cllr L Hardy who had a prior work commitment.

**PC 24/156    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 24/157    Paper A - To Approve minutes of meeting held on 12 November 2024** LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 12 November 2024.

**PC 24/158    Paper B – To Note Planning Decisions Report** – decisions between 6 – 20 November 2024

Cllr Neil asked why Planning Application no. P/FUL/2024/03589 had not been reviewed by the Committee. The Clerk advised two emails had been received on the same day from Dorset Council Planning relating to Lambs Green Farm. Planning Application no. P/FUL/2024/03560 was reviewed by the Committee on 27 August 2024 with objections submitted to Dorset Council Planning. However, Planning

AH

Application no. P/FUL/2024/03589 had gone into the office email spam folder. The Clerk confirmed the office email spam folder would be monitored more frequently to ensure this issue did not happen again.

The planning decisions report was **NOTED**.

**PC 24/159 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**

**Application No:** P/FUL/2024/06189  
**Location:** Hope Farm Mill Street Corfe Mullen BH21 3RQ  
**Proposal:** Retention of a stable/rural building. Siting of a mobile home to be used as a temporary rural worker dwelling with sheds for ancillary residential storage. Change of use of land to a mixed agricultural and alpaca trekking enterprise.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409590>

A lengthy discussion took place relating to the history of the site, planning permission granted by Dorset Council and involvement of Planning Enforcement deeming there to be no unlawful activities or breaches identified on the site.

Members expressed their concern with the harm to the Green Belt, limited vegetation providing sufficient screening of the site, protection of 13th Century St Huberts Church and lack of consistency in decisions affecting proposed development on the Green Belt by Dorset Council Planning.

It was **RESOLVED** to object on the basis shown in Appendix 1 and for the Clerk to write separately to the Planning Officer.

**Application No:** P/HOU/2024/06529  
**Location:** 126 Springdale Road Corfe Mullen BH21 3QL  
**Proposal:** Erection of annexe ancillary to the main dwelling.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409980>

It was **RESOLVED** to object on the basis shown in Appendix 2.

**Application No:** P/HOU/2024/06530  
**Location:** 28 Gladelands Way Corfe Mullen BH18 9JB  
**Proposal:** Erect single storey side extension with roof terrace.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409981>

Cllr Florek noted he had visited the site earlier in the day, where no Planning Notice was displayed.

It was **RESOLVED** that there were no objections. However, members noted the Dorset Council guidance note dated December 2023 relating to 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. Members felt energy measures should be considered with the applicant encouraged to complete the checklist.

**Application No:** P/HOU/2024/06129  
**Location:** 13 Insley Crescent Corfe Mullen Broadstone BH18 9EA  
**Proposal:** Erect a single storey rear/side extension, raise ridge and form rooms in roof-space.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409523>

It was **RESOLVED** to object on the basis shown in Appendix 3.

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**PC 24/160 Verbal – To Note Highways Update**

The Clerk noted there were no new updates.

Cllr Cuckston advised a plastic bollard was found on Henbury View Road/Hillside Road from the grass verge adjacent to Birch Close as a result of Storm Burt.

Cllr Papilio advised the pavement surfacing at the top of Henbury View Road/Wareham Road was difficult to navigate due to being unsafe as a result of the pavement camber and intruding tree roots.

The Clerk agreed to notify Dorset Council Highways.

The update was **NOTED**.

**PC 24/161 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

There were no matters for forthcoming agendas. However, Cllr Sowry-House advised a resident had contacted him in his role as Dorset Ward Councillor to request Brog Street to be designated as 'access only'. The Clerk advised the resident should be referred to Community Highways Request Policy in order for the Council to consider and support the request.

Cllr Sowry-House advised that he was liaising with the Dorset Council Chief Executive Officer and the Executive Director for Corporate Development relating to reinstating Dorset Councils responsibilities for putting up Planning Notices at proposed development sites.

**PC 24/162 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 17 December 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 24/163 Close of Meeting at 19:07**

Signed as a correct record of the meeting... *Anne Holland* ..... Date... 17/12/24 .....

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<sup>1</sup> 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)

