



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 17 December 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
11 December 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 24/164 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**
- PC 24/165 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 24/166 Paper A - To Approve minutes of meeting held on 26 November 2024** LGA 1972, sch 12, para 41
- PC 24/167 Paper B – To Note Planning Decisions Report** – decisions between 20 November 2024 – 11 December 2024
- PC 24/168 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**
- Application No:** P/HOU/2024/06430
Location: 24 Insley Crescent Corfe Mullen BH18 9EA
Proposal: Erect rear conservatory. Demolish existing garage and erect new detached double garage
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409864>

Application No: P/FUL/2024/06885
Location: 1 Caesars Way Corfe Mullen BH18 9DP
Proposal: Partial demolition of the existing dwelling house, erection of an attached garage to the western elevation of the existing property, formation of new vehicular access for the existing property and erection of a detached dwelling house with associated access, landscaping and amenity space.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=410397>

- PC 24/169** **Verbal – To Note Highways Update**
- PC 24/170** **Matters for forthcoming agendas** No decisions can be taken¹
- PC 24/171** **To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 7 January 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.
- PC 24/172** **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 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

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.

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 taken¹

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.....*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)

Appendix 1 - Application No: P/FUL/2024/06189 - Hope Farm, Mill Street, Corfe Mullen Dorset BH21 3RQ

Members of the Planning & Highways Committee met on 26 November 2024 to consider the above application, noting the following comments:

- One of the three basic criteria to apply for a temporary agricultural worker's dwelling is to ensure there is no significant impact on the landscape. The proposed dwelling is within the Green Belt, an area of national character – Dorset heaths, listed monuments and buildings in respect of the 13th Century St Huberts Church.
- The application does not demonstrate a change of use of land to mixed agricultural. The site displays advertising boards for retail, particularly wood, hay, and alpacas for sell.
- Response from National Highways relating to Planning Application P/FUL/2023/07347 - Retention of a stable and conversion of the stables into a temporary rural workers dwelling with sheds for ancillary residential storage and change of use of land to a mixed agricultural and alpaca trekking enterprise, raised concerns relating to the suitability of the existing access arrangements to safely accommodate an intensification of use, this still stands.

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.
- **ME2 – Protection of the Dorset Heathlands:** The proposed development is between 400m and 5km of protected Dorset Heathlands.
- **HE1 – Valuing and Conserving our Historic Environment:** The proposed development is within the vicinity of the 13th Century St Huberts Church.
- **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 & Development:** The proposed development is not linked to existing communities by walking, cycling and public transport routes due to the rural setting on Blandford Road and adjacent to the A31.

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

- **108:** The proposed development does not protect the environmental impacts of increased traffic and transport infrastructure patterns of movement and parking.
- **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 policies 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.

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
26 November 2024

Appendix 2 - Application No: P/FUL/2024/06529 - 126 Springdale Road, Corfe Mullen, BH21 3QL

Members of the Planning & Highways Committee met on 26 November 2024 to consider the above application, noting the following comments:

- Dorset Council guidance note dated December 2023 relating to sustainability statement and checklist for planning applications, due to the proposed annexe 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.

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):

- **HE2 – Design of New Development:** Due to its scale, bulk and visual impact in comparison to the existing dwelling, overdevelopment of the site and proximity to the boundary with the neighbouring property.
- **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.
- **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:** Encourage 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 retrofit costs.

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
26 November 2024**

Appendix 3 - Application No: P/FUL/2024/06129 - 13 Insley Crescent, Corfe Mullen, BH18 9EA

Members of the Planning & Highways Committee met on 26 November 2024 to consider the above application, noting the following comments:

- Dorset Council guidance note dated December 2023 relating to sustainability statement and checklist for planning applications, due to the proposed annexe 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.
- No Planning Notice is displayed on the site.

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):

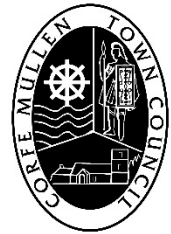
- **HE2 – Design of New Development:** Due to its scale, bulk and visual impact of the roof height and design.
- **ME1 – Safeguarding Biodiversity and Geodiversity:** The proposed development could potentially have a harmful effect on internationally designated sites, sites of special scientific interest, the Dorset landscape character area and regionally important geological and geomorphological sites.
- **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:** Encourage 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 retrofit costs.

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
26 November 2024

PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 17 December 2024



Agenda Item: PC 24/167

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 20 November 2024 – 11 December 2024

PLANNING DECISIONS

P/HOU/2024/06229 **Location:** 14 Wickham Drive Corfe Mullen BH21 3JT
Proposal: Erect garage extension
TC Comment: No Objection
Decision: Granted
Decision Date: 28/11/2024

P/FUL/2024/05126 **Location:** Land adj. 11 Brook Lane Corfe Mullen Dorset BH21 3RD
Proposal: Erect a detached dwelling with associated parking and access
TC Comment: Objection
Decision: Refused
Decision Date: 29/11/2024

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
TC Comment: Objection
Decision: Refused
Decision Date: 02/12/2024

P/FUL/2024/02599 **Location:** 32 Highfield Road Corfe Mullen BH21 3PF
Proposal: Demolish existing dwelling and erect 2no 4-bedroom chalet bungalows with associated access
TC Comment: Objection
Decision: Granted
Decision Date: 22/11/2024

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
TC Comment: No Objection
Decision: Granted
Decision Date: 05/12/2024

P/HOU/2024/04725 **Location:** Annexe Mountain Cottage Brickyard Lane Corfe Mullen BH21 3RJ

Proposal: Rear extension to existing annex and dormer in existing roof structure
TC Comment: No Objection
Decision: Granted
Decision Date: 06/12/2024

VARIATION OF CONDITION

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)
TC Comment: No Objection
Decision: Granted
Decision Date: 20/11/2024

P/VOC/2024/06094 **Location:** 33 Corfe View Road Corfe Mullen BH21 3LY
Proposal: Bungalow Conversion- extensions to form 2 storey dwelling (as amended by plans received 22.2.2023) (with variation to condition 2 of planning permission P/HOU/2022/04740 to amend plans to show revised material finish on first floor elevations)
TC Comment: No Objection
Decision: Granted
Decision Date: 10/12/2024

TREE DECISIONS

P/TRT/2024/06269 **Location:** Jack and Jill Day Nursery 149 Wareham Road Corfe Mullen Wimborne BH21 3LA
Proposal: T1 & T2 Hornbeams - Prune branches overhanging the garden of 149b Wareham Road back to boundary fence.
Decision: Tree Works - TPO - Refused
Decision Date: 27/11/2024

Recommendation: To NOTE report.