



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 7 January 2025**
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
30 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 24/173 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**
- PC 24/174 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 24/175 Paper A - To Approve minutes of meeting held on 17 December 2024** LGA 1972, sch 12, para 41
- PC 24/176 Paper B – To Note Planning Decisions Report** – decisions between 11 December 2024 – 30 December 2024
- PC 24/177 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**

Application No: P/HOU/2024/06893
Location: 31 Diprose Road Corfe Mullen BH21 3QY
Proposal: Two storey side extension and single storey front extension
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=410407>

Application No: P/HOU/2024/06835
Location: High Ridge Higher Merley Lane Corfe Mullen Wimborne BH21 3EG
Proposal: Two storey front entrance extension and single storey rear extension
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=410338>

PC 24/178 To Note on Certificate of Lawful Use received from Dorset Council Planning for Information Purposes only:

Application No: P/CLP/2024/07468
Location: 1 & 3 Coronation Way Corfe Mullen Wimborne BH21 3EN
Proposal: Erection of EV charger (with dual outlets) and a protection bollard. See supporting statement and plans for more details.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411030>

PC 24/179 Verbal – To Note Highways Update

PC 24/180 Matters for forthcoming agendas No decisions can be taken¹

PC 24/181 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 28 January 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/182 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 17 December 2024 at 18:30 in the small hall of the Village Hall

Present: **Councillors**
A Holland (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 8 members of the public present, who did not wish to speak. However, the Clerk read out representations from two residents who lived on Roman Road and one resident in Caesars Way, noting their objections to the proposed development.

PC 24/164 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllrs Hardy and Neil who both had prior work commitments.

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)

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 24/166 Paper A - To Approve minutes of meeting held on 26 November 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 26 November 2024.

PC 24/167 Paper B – To Note Planning Decisions Report – decisions between 20 November 2024 – 11 December 2024

The planning decisions report was **NOTED**.

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>

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

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>

Members noted the previous applications for this location and the Town Council's most recent objection in 2022. Members felt the application was not dis-similar to the previous application, therefore objected on the same basis.

It was **RESOLVED** to object on the following basis:

Members felt the completed Dorset Council sustainability statement and checklist was non-committal as it did not provide sufficient detail committing to climate change adaptation measures, sustainability including energy and water consumption and generation.

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, site coverage, bulk and visual impact in comparison to the existing dwelling, overdevelopment of the site, loss of amenity and proximity to the boundary with the neighbouring property
- **HE3 – Landscape Quality:** The proposed development does not protect against intrusion from further light pollution, notice and motion from an additional dwelling. Unacceptable harm to the character and appearance of the immediate area, which is prominently sylvan.
- **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.

- **ME5 – Sources of Renewable Energy:** The proposed development is non-committal to sustainable generation of energy from renewable and low carbon sources.

PC 24/169 Verbal – To Note Highways Update

The Clerk confirmed there were no new updates.

The update was **NOTED**.

PC 24/170 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

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.

Cllrs Florek and Sowry-House noted their apologies for the next meeting due to a prior commitment.

PC 24/172 Close of Meeting at 19:00.

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

DRAFT

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: 7 January 2025



Agenda Item: PC 24/176

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 11 December 2024 – 30 December 2024

PLANNING DECISIONS

P/HOU/2024/03382 **Location:** Gilleve Beacon Hill Lane Corfe Mullen Wimborne BH21 3RU
Proposal: Boundary fencing and foundation/base for replacement outbuilding
TC Comment: No Objection
Decision: Refused
Decision Date: 16/12/2024

P/HOU/2024/06106 **Location:** 25 Rectory Avenue Corfe Mullen BH21 3EZ
Proposal: Raise roof to create first floor habitable accommodation with gable ends and dormers, replace rear extension roof with flat roof and alterations to existing doors and windows
TC Comment: No Objection
Decision: Granted
Decision Date: 20/12/2024

VARIATION OF CONDITION

TREE DECISIONS

P/TRD/2024/07248 **Location:** Birchend Wyatts Lane Corfe Mullen Wimborne BH21 3SQ
Proposal: Silver Birch - Fell.
Decision: Tree Works - Not Covered by TPO
Decision Date: 13/12/2024

P/TRD/2024/07371 **Location:** Verge at junction of Lockyers Road and Roman Heights, Corfe Mullen
Proposal: Fell 4x dead pines.
Decision: Tree Works - Reg 14 - Does not require consent
Decision Date: 18/12/2024

Recommendation: To NOTE report.