



## **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 10 September 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**  
**4 September 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 24/99      To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 24/100    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 24/101    Paper A - To Approve minutes of meeting held on 27 August 2024** LGA 1972, sch 12, para 41
- PC 24/102    Paper B – To Note Planning Decisions Report** – decisions between 21 August 2024 – 4 September 2024
- PC 24/103    To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:**

**Application No:**    P/HOU/2024/04684  
**Location:**            31 Warland Way Corfe Mullen BH21 3TH  
**Proposal:**            Erect Timber framed single storey garden room.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407926>

**Application No:** 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.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407973>

**Application No:** P/HOU/2024/05010  
**Location:** 127 Wareham Road Corfe Mullen BH21 3JZ  
**Proposal:** Erect ground and first floor extension, and conversion of single skinned garden building.

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

**PC 24/104 To Consider and Comment on Notification of Appeal received from Dorset Council Planning Services:**

**Application No:** P/HOU/2024/01897  
**Location:** Newtown Newtown Lane Corfe Mullen BH21 3EY  
**Description:** Pitched roofs to replace flat roofs to existing side extensions. Conversion and extension to existing garage to include office space.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=404701>

**PC 24/105 To Note Non-Material Amendment Application received from Dorset Council:**

**Application No:** P/NMA/2024/04871  
**Location:** 33 Corfe View Road Corfe Mullen BH21 3LY  
**Proposal:** Non-material amendment to approved P/A P/HOU/2022/04740 (Bungalow Conversion- extensions to form 2 storey dwelling amended by plans received 22.2.2023) to reduce the window sizes and replacement of two sets of sliding doors into one set.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408137>

**PC 24/106 Verbal – To Note Highways Update**

**PC 24/107 Paper C - To Consider and Approve Community Highways Request Policy**

**PC 24/108 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

**PC 24/109 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 24 September 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 24/110 Close of Meeting**

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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)



**Minutes of the meeting of the Planning & Highways Committee held on  
Tuesday 27 August 2024 at 18:30 in the small hall of the Village Hall**

**Present:**                   **Councillors**  
P Neil (Chair)  
J Bonham  
P Cuckston  
L Hardy  
A Holland  
V Papilio

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

**Public Participation**

There were 10 members of the public present, of which 5 wished to speak pertaining to planning applications for consideration as follows:

- **Planning Application no. P/FUL/2024/04192 – 113 Wimborne Road, Corfe Mullen BH21 3DU** – Cllr Bonham spoke as a member of the public living adjacent to the proposed development. Cllr Bonham noted the clearance of the site in September 2023 destroying the established wildlife habitat/corridor and the approach taken by the applicant who had not engaged with residents prior to submitting the planning application as recommended by the Dorset Council Planning Officer. Cllr Bonham highlighted the limited accessibility to the site along a narrow driveway, particularly for refuse and emergency vehicles along with limited parking for 4 detached properties and noted her objection to the proposed development.

Cllr Jefferies also spoke as a member of the public who provided some background to the site, relating to its ownership and property name, known as the 'The Copse'. Cllr Jefferies noted the destruction of the wildlife habitat, chipping of the felled trees on site and timings of wildlife surveys conducted.

- **Planning Application no. P/VOC/2024/03560 – Land of Stour View Gardens/91 Wimborne Road, Corfe Mullen BH21 3DS** – Two members of the public noted their objections to the variation of condition in respect of outline planning permission 3/15/0332/OUT to construct 3 detached bungalows with garaging and bin store. The first member of the public felt the variation of condition application differed from the outline planning permission granted in terms of the size of the proposed dwellings with limited accessibility and parking for 3 detached properties. The second member of the public noted the original planning permission granted in 2015 had expired with no evidence of commencement of works within the designated timeframe. The proposed dwellings were for 3 chalet style bungalows not bungalows as originally granted permission. The member of the public noted the design of the dwellings was not in keeping with neighbouring properties with limited access for refuse and emergency vehicles through a narrow driveway via a turning circle, which was not designed for through traffic and/or parked vehicles.
- **Planning Application no. P/FUL/2024/04031 – Caretakers Flat, Castle Court School, Knoll Lane, Corfe Mullen BH21 3RF** – The applicant introduced himself, stating the proposed development was to create an eco-friendly multi-generation family home, noting he had paid for a covenant on the land for future use at an additional expense. The applicant noted comments on social media relating to tree felling and destruction of wildlife habitats which were

untrue. The applicant described the landscape value and how his family were protecting the countryside to give back more green space to grass and planting, enhancing wildlife habitats.

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

**PC 24/86 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllrs Florek and Sowry-House, who both had personal commitments.

**PC 24/87 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 Bonham declared a non-pecuniary interest as a resident affected by the proposed development at 113 Wimborne Road, Corfe Mullen, BH21 3DU.

**PC 24/88 Paper A - To Approve minutes of meeting held on 13 August 2024** LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 13 August 2024.

**PC 24/89 Paper B – To Note Planning Decisions Report** – decisions between 7 – 21 August 2024

The planning decisions report was **NOTED**.

**PC 24/90 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:**

**Application No:** P/FUL/2024/04192  
**Location:** 113 Wimborne Road Corfe Mullen BH21 3DU  
**Proposal:** Demolish existing conservatory and garage/outbuilding, erect new garage/outbuilding and internal alterations. Erect 4no detached dwellings with associated garages, access and landscaping.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407370>

The Chair provided a timeline of events from September 2023 relating to the destruction of the site following change of ownership, contact with the Dorset Council Planning Officer and recommendations from the pre-application enquiry and site visit in February 2024.

The Chair noted the observations of the Climate Change Working Party relating to breaches of the Wildlife & Countryside Act 1981 and Environment Act 2021 following the destruction of the wildlife habitat/corridor on site.

Members discussed the information included within the planning application form completed and signed by the agent acting on behalf of the applicant, Bayview Developments (South) Limited.

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

**Application No:** P/HOU/2024/03941  
**Location:** 118 Wareham Road Corfe Mullen BH21 3LH

**Proposal:** Erect a boundary fence of 1.8 to replace an existing 6ft high fence to the left of the property entrance. Removal of hedge.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407076>

It was **RESOLVED** that there were no objections. However, members felt the fence should be in addition to a hedge to maintain the wildlife habitat/corridor.

**Application No:** P/FUL/2024/04031  
**Location:** Caretakers Flat Castle Court School Knoll Lane Corfe Mullen Wimborne BH21 3RF  
**Proposal:** Demolition of all buildings and erect a dwelling.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407181>

The Chair provided some history to the planning applications already received and/or granted permission for the site. Members discussed the planning application alongside the notification of appeal and felt the proposed plans were a better use of the site. Members took a vote with 5 in favour with the Chair absteing.

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

**Application No:** P/HOU/2024/04553  
**Location:** 2A Insley Crescent Corfe Mullen BH18 9EA  
**Proposal:** New first floor side dormer with matching pitch to flat roof.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407785>

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

**Application No:** 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.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406658>

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

**PC 24/91 To Consider and Comment on Variation of Condition received from Dorset Council Planning Services:**

**Application No:** P/VOC/2024/04423  
**Location:** Land off Stour View Gardens/91 Wimborne Road Corfe Mullen Wimborne BH21 3DS  
**Proposal:** Approval of all reserved matters in respect of Outline Planning Permission 3/15/0332/OUT to construct 3 detached bungalows with garaging and bin store with access off Stour View Gardens. Part demolish 24A Stour View gardens and workshop (with variation to condition 1 of planning permission 3/19/0545/RM to vary the approved plans).  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407643>

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

**PC 24/92 To Consider and Comment on Notification of Appeal received from Dorset Council Planning Services:**

**Application No:** P/FUL/2023/05990  
**Location:** Caretakers Flat Castle Court School Knoll Lane Corfe Mullen BH21 3RF

**Description:** Change of use of main building to residential (1 dwelling). Demolition of outbuildings and erect a dwelling and associated works.

**Appeal Reference:** 3346583

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=400604>

The notification of appeal was **NOTED**.

**PC 24/93 To Note Non-Material Amendment Application received from Dorset Council:**

**Application No:** P/NMA/2024/04501

**Location:** Corfe Mullen Village Hall Towers Way Corfe Mullen BH21 3UA  
**Proposal:** Non-material amendment to Approved P/A 3/21/0942/FUL (Single storey infill extensions to north-west, north-east & south-east elevations. Internal alterations. New drop off & accessible parking) to revise parking arrangements.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407731>

The non-material amendment was **NOTED**.

**PC 24/94 To Note Tree Works Application received from Dorset Council:**

**Application No:** P/TRT/2024/04458

**Location:** Annexe 76 Blandford Road Corfe Mullen BH21 3HQ

**Proposal:** Oak: Dismantle down to fence height. Replant a replacement tree of the same species.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407681>

**Application No:** P/TRC/2024/04459

**Location:** Harts Cottage Brog Street Corfe Mullen BH21 3HB

**Proposal:** T1 Oak: Crown raise to 5m. Prune to create 2m clearance from building. T2 Yew: Reduce in height by 2m and shape lateral growth by 1m. T3 Ash: Fell to ground. G1 Various dead and dying Elms: Fell.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=407682>

Members felt the Dorset Council Tree Officer should visit 76 Blandford Road to review the oak tree prior to being dismantled. The Clerk advised the Tree Officer was a statutory consultee for any tree works applications.

The tree works applications were **NOTED**.

**PC 24/95 Verbal – To Note Highways Update**

The Clerk confirmed there were no further updates since the previous meeting and advised that the full planning schedule would only be presented to the Committee when there were updates from Dorset Council Highways.

Cllr Hardy queried whether the budget available for road safety improvements could be utilised for any of the outstanding highway's improvements. The Clerk confirmed the budget for the 2024/25 financial year for road safety improvements was £7,500, which had already been allocated to the Henbury View Play Area safety barrier listed on the highways schedule.

It was noted as part of the budget setting process for the 2025/26 financial year, that budget should be allocated for installation of Speed Indicator Devices (SIDs) in Corfe Mullen.

Cllr Bonham asked if there was an update on the request for double yellow lines on Wimborne Road/Blandford Road adjacent to Lockyers School. The Clerk confirmed no further update was available and remained outstanding on the highways schedule.

The highways update was **NOTED**.

**PC 24/86 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

Cllr Hardy sought clarification on the reporting line of the Joint Julians Bridge Working Group with Wimborne Minster Town Council. The Clerk confirmed this should be discussed under the agenda item at the following Full Council meeting.

**PC 24/97 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 10 September 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 24/98 Close of Meeting at 19:21.**

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

DRAFT

## Appendix 1 - Application No: P/FUL/2024/04192 – 113 Wimborne Road Corfe Mullen BH21 3DU

Members of the Planning & Highways Committee met on 27 August 2024 to consider the above application, noting the following comments:

- Pre-application advice provided by the Dorset Council Planning Officer on 29 February 2024 in response to the pre-application enquiry recommends for the applicant to discuss proposed planning application with neighbours and/or Town Council, this has not happened.
- As of 27 August 2024, HM Land Registry does not show the current ownership of the site. However, there is data on Companies House showing the applicant purchased the site on 22 September 2023. Following the change of ownership, contractors attended site on 26 September 2023 to clear established wildlife habitat/corridor consisting of mature trees, various species of wild orchids, shrubbery and hedgerow. The work of the contractors also damaged neighbouring properties boundary fences and mature trees. This matter was reported to Dorset Police and covered by local and national media.
- Appendix A - shows aerial views of site prior to 22 September 2023 and following clearance on 26 September 2023. Dorset Council to consider the actions taken following ownership in line with Schedule 12 of the Environment Act 2021, relating to pre-emptive site clearance allowing for retrospective conditions and/or enforcement.
- The ecological surveys were conducted on 29 November 2023, whereby the Ecology and Biodiversity Net Gain (BNG) assessment report states the site was cleared by the previous owner. This statement is false. Therefore, members believe there is inaccurate information within the submitted planning application and should be rejected and deemed invalid.

Following lengthy discussion, the Planning & Highways Committee strongly 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:** The proposed development is adjacent to the Green Belt and will compromise the tranquillity of the area and visual amenity. The Planning Officer recommended for post and rail fencing on the boundary with a native hedgerow to ensure visual appearance and openness onto the Green Belt. However, the proposed plans state 1.8m close board fencing.

The development is out of character and an overdevelopment in terms of scale and bulk not compatible with its surroundings and neighbouring properties, therefore, impacting on the amenity and privacy currently enjoyed by neighbouring properties.

The vegetation/verge adjacent to the narrow driveway access is an important contribution to the street scene. It should be noted the vegetation/verge is not owned by the applicant and therefore, should not be included in the proposed plans.

- **HE3 – Landscape Quality:** The proposed development does not protect the natural features such as mature trees, hedgerows, woodland, field boundaries and wildlife corridors which were destroyed during the clearance of the site. The remaining/existing landscape including mature trees should be incorporated into the proposed development not removed.

The proposed development does not maintain the tranquillity to protect the visual amenity against intrusion from light pollution, noise and motion from the dwellings and traffic generated.



There is no evidence of measures to mitigate noise impacts from traffic to neighbouring properties along with external lighting to protect any remaining/existing wildlife habitats.

- **KS11 – Transport and Development:** The proposed development does not provide safe access onto the existing transport network.

Access for emergency vehicles particularly fire appliances (up to 12.5 tonne vehicles) should be no less than 3.7m wide between kerbs and may reduce to 3.1m for a gateway with a minimum centreline bend radius of at least 6.5m with headroom of 3.7m. The existing driveway is 3.4m wide between kerbs. The fire authority is not listed as a statutory consultee.

Refuse collection vehicles also require at least 5m wide access with at least 3.7m minimum at pinch points. The existing driveway does not allow for this.

Material changes on the residential amenity of the neighbouring properties due to increased traffic and character of the area.

- **KS12 – Parking Provision:** In line with the Dorset Council residential car parking provision guidance, the proposed development does not provide adequate vehicle parking facilities for 3-4 bedroom properties. If garages are not used for parking.
- **LN1 – Size and Type of New Dwellings:** The latest strategic housing market assessment provides for 2-3 bedroom dwellings, not 4 bedrooms as proposed.
- **LN2 – Design, Layout and Density of New Housing Development:** The design and layout of the proposed development conflicts with the local character and distinctiveness of the area.
- **ME1 – Safeguarding Biodiversity and Geodiversity:** The proposed development could potentially have a harmful effect on internationally designated sites, sites of special scientific interest and regionally important geological and geomorphological sites. Therefore, should retain existing habitats and provision of buffer zones around sensitive areas.

In the members opinion the scale and density of the proposed development should be reduced to secure increased Biodiversity Net Gain (BNG) of the site.

Part of the existing ecological network including mature trees and hedgerows are an important part of the local landscape character which have been affected by the site clearance. As an example, a bat survey conducted in January 2023 for a garage extension at 115 Wimborne Road (P/HOU/2022/07347) sited various bat species.

The application form states a 2m wildlife corridor to be created with neutral grassland and wildflowers with hedgerow buffer of 10 small trees. This area would require annual maintenance, however there is no provision for access. It is recommended at least 1.8m hedgerow is required to benefit biodiversity.

- **ME2 – Protection of the Dorset Heathlands:** The proposed development is between 400m and 5km of protected Dorset Heathlands. Therefore, provision of onsite and offsite suitable alternative greenspace should be allocated.
- **ME3 – Sustainable Development Standards for New Development:** The completed Dorset Council Sustainability Statement and Checklist does not demonstrate a commitment to water and energy efficiency, solar gain, minimising waste, pollution and water run off incorporating sustainable drainage. There is no indication of how foul waste is removed from the site.

Applicant should be encouraged to take 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 retro-fit costs.

- **ME6 – Flood Management, Mitigation and Defence:** The proposed development is in an area at risk of flooding. Therefore, there is a risk of surface water run off exceeding pre-development levels.

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

- **111:** The plans do not demonstrate a provision of parking spaces for charging plug-in and other ultra-low emission vehicles.
- **116d:** Delivery of goods and access by services and emergency vehicles would be limited, due to access via a narrow driveway.
- **128d:** The proposed development does not maintain the areas prevailing character and setting.
- **135c:** The proposed development is not sympathetic to the local characteristics of its surroundings.
- **159a:** The proposed development increases vulnerability to the range of impacts arising from climate change, particularly the flood risk.
- **160:** There is no evidence of suitable areas for renewable and low carbon energy sources and support infrastructure.
- **167d:** There is no evidence to suggest the flood risk will not increase elsewhere in the surrounding area. Climate change is expected to increase flood risk, which is already being seen locally, and could make access to the proposed development unsustainable in the long-term.
- **175:** No evidence of sustainable drainage systems or maintenance arrangements in place to ensure acceptable standard of operation for the lifetime of the development.
- **180a:** The proposed development does not protect and/or enhance valued landscapes and biodiversity of the area.
- **185a:** The proposed development does not safeguard the local wildlife rich habitats and wider ecological networks.
- **189-190:** Adequate site investigation information should be prepared to ascertain the ground conditions for any contamination and/or pollution. An example of contamination, when carrying out works at 115 Wimborne Road, Dorset Council Building Control required the use of radon membrane during construction due to elevated radon potential.
- **191:** The proposed development impacts on the living conditions and natural environment of neighbouring properties in terms of noise and light pollution.

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**  
**27 August 2024**

**Appendix A –**

Before 26 September 2023 taken from Google Earth



After 26 September 2023 taken from drone footage



## Appendix 2 - Application No: P/FUL/2024/03560 - Lambs Green Farm Lambs Green Lane Corfe Mullen Dorset BH21 3DN

Members of the Planning & Highways Committee met on 27 August 2024 to consider the above application, noting the following comments:

- Two of the three basic criteria to apply for a temporary agricultural workers dwelling is to ensure (1) there is no significant impact on the landscape and (2) to have a sound financial business plan. The proposed dwelling is within the Green Belt and does not form part of the business plan for the proposed alpaca business as it is being funded separately.
- Members felt the size of the proposed temporary rural workers dwelling was out of scale for its intended use.

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.

The Dorset Biodiversity Appraisal Protocol (DBAP) which is designed to meet the requirements of Natural England Protected Species Standing Advice and to address the mitigation hierarchy set out in the National Planning Policy Framework (NPPF) has not been submitted as part of the planning application.

- **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:** The completed Dorset Council Sustainability Statement and Checklist does demonstrate some commitment to water and energy efficiency, solar gain and minimising waste. However, there is no indication of how drainage for surface water and foul waste would be managed.
- **HE1 – Valuing and Conserving our Historic Environment:** The proposed development is within the vicinity of possible historic field boundaries at Lambs Green and scheduled monument at Lake Farm.
- **HE2 – Design of New Development:** The proposed development is in a rural setting, which would compromise the tranquillity of the area and visual amenity. Due to the scale and bulk of the development it impacts on the amenity and privacy currently enjoyed by neighbouring properties.
- **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 and Development:** The proposed development materially changes the residential amenity of the neighbouring properties due to increased traffic.

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

- **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.
- **185:** The proposed development does not safeguard the local wildlife rich habitats and wider ecological networks.

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**  
**27 August 2024**

### **Appendix 3 - Application No: P/FUL/2022/07707 - Land off Stour View Gardens/91 Wimborne Road Corfe Mullen Dorset BH21 3DS**

Members of the Planning & Highways Committee met on 27 August 2024 to consider the above application, acknowledging the timeline of planning permission already granted for the site as follows:

- Planning application no. 3/15/0332/OUT – to part demolish 24A Stour View Gardens and Workshop, alter access to form new access off Stour View Gardens to construct three detached bungalows with garaging and bin store, which was granted permission on 18 August 2016 (3 years).
- Reserved Matters application no. 3/19/0545/RM as above was granted permission on 31 July 2019 (2 years).

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 sites of special scientific interest and regionally important geological and geomorphological sites.
- **ME2 – Protection of the Dorset Heathlands:** The proposed development is within 5km of protected Dorset Heathlands.
- **ME3 – Sustainable Development Standards for New Development:** Applicant should be encouraged to complete the Dorset Council sustainability statement and checklist to demonstrate 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 retro-fit costs.
- **ME6 – Flood Management, Mitigation and Defence:** There is a risk of surface water run off exceeding pre-development levels.
- **HE2 – Design of New Development:** The application shows an overdeveloped and crowded site with properties in close proximity to each other, which may result in overshadowing and loss of amenity currently enjoyed by the existing neighbouring properties due to the proximity of the development.
- **HE3 – Landscape Quality:** The proposed development does not maintain the tranquillity to protect the visual amenity against intrusion from light pollution, noise and motion from the dwellings and traffic generated.
- **KS11 – Transport and Development:** The proposed development does not provide safe access onto the existing transport network. Vehicle access onto the site is extremely poor in that emergency vehicles, particularly fire engines, would not be able to access the properties easily.

Material changes on the residential amenity of the neighbouring properties due to increased traffic.

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

- **111:** The plans do not demonstrate a provision of parking spaces for charging plug-in and other ultra-low emission vehicles.
- **116d:** Delivery of goods and access by services and emergency vehicles would be limited, due to access via a narrow driveway.
- **128d:** The proposed development does not maintain the areas prevailing character and setting.
- **135:** The proposed development is not a good layout and sympathetic to its surroundings.
- **159a:** The proposed development increases vulnerability to the range of impacts arising from climate change, particularly the flood risk.
- **160:** There is no evidence of suitable areas for renewable and low carbon energy sources and support infrastructure.
- **175:** No evidence of sustainable drainage systems or maintenance arrangements in place to ensure acceptable standard of operation for the lifetime of the development.
- **191:** The proposed development impacts on the living conditions and natural environment of neighbouring properties in terms of noise and light pollution.

Outline planning permission granted in 2015 was for 3, single storey bungalows with garaging, maintaining the characteristics of neighbouring properties in Stour View Gardens, which are predominately single storey bungalows. However, the variation of condition is for three, 3-bedroom chalet bungalows with no garaging and a bin collection area, which is significantly different to the granted outline planning permission.

Finally, the reserved matters permission granted on 31 July 2019 states, the development to which permission was granted must begin no later than two years from approval. There is no evidence that the proposed development has commenced and therefore, time barred and application deemed invalid.

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**  
**27 August 2024**

# PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 10 September 2024



Agenda Item: PC 24/102

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 21 August 2024 – 4 September 2024

## PLANNING DECISIONS

**P/FUL/2024/02803** **Location:** Badgers Green Waterloo Road Corfe Mullen Wimborne BH21 3SN  
**Proposal:** Construction of new commercial unit and associated parking spaces and bike store. (Re-submission of application ref: P/FUL/2023/00671). Solar panels to roof.  
**TC Comments:** No Objection  
**Decision:** Withdrawn  
**Decision Date:** 30/08/2024

## VARIATION OF CONDITION

NONE

## CERTIFICATE OF LAWFUL USE

NONE

## NON-MATERIAL AMENDMENT

**P/NMA/2024/04501** **Location:** Corfe Mullen Village Hall Towers Way Corfe Mullen BH21 3UA  
**Proposal:** Non material amendment to Approved P/A 3/21/0942/FUL (Single storey infill extensions to north-west, north-east & south-east elevations. Internal alterations. New drop off & accessible parking) to make revisions to parking arrangements  
**Decision:** Granted  
**Decision Date:** 28/08/2024

## TREE DECISIONS

**P/TRT/2024/03795** **Location:** 9 Croft Close Corfe Mullen BH21 3JE  
**Proposal:** T1 Hornbeam: Undertake a branch reduction on all lateral growth only by no more than 1.2m from the tips inwards spanning from a S-SE direction. No pruning wounds will exceed 50mm in diameter and all cuts will be brought back to viable growth points. T2 Silver Birch: Undertake a targeted branch reduction of no more than 1m from the tips. Ensuring that all cuts are brought back



to viable growth points and that no pruning wounds exceed 50mm in diameter. T3 Thuja Plicata: Raise the crown to no less than 4m from ground level.

**Decision:** Tree Works - TPO - Consent

**Decision Date:** 22/08/2024

**TREE PRESERVATION ORDERS**

NONE

**Recommendation:** To NOTE report.

## PLANNING & HIGHWAYS COMMITTEE – REPORT

Meeting Date: 10 September 2024



Agenda Item: PC 24/107

Paper: C

<b>Subject:</b>	Community Highways Request Policy
<b>Prepared by:</b>	Catherine Horsley, Town Clerk
<b>Purpose of Report:</b>	To consider recommending approval of the Community Highways Request policy to the Full Council at their next meeting scheduled on 24 September 2024.
<b>Background:</b>	<p>There is a standing agenda on the Planning &amp; Highways Committee agenda to note highways update and consider new requests from members of the public for highways improvements in the Parish of Corfe Mullen.</p> <p>Over the recent months, several requests for highways improvements have been received by the Town Council office. It is good practice to ensure a policy is in place for deal with these types of requests to provide clarity and guidance to both members of the public and members considering requests for highways improvements.</p>
<b>Key Points:</b>	The draft policy shown in Appendix 1 documents the process for both members of the public and members of the Planning & Highways Committee on how to deal with requests for highways improvements in the Parish of Corfe Mullen.
<b>Implications:</b>	<p>£7500 has been allocated in the 2024/25 financial year for road safety measures.</p> <p>Even if the Town Council supports a request, the locations may not meet the criteria and/or are not guaranteed as other primary consultees may not support it.</p>
<b>Recommendation:</b>	To recommend approval of the Community Highways Request Policy to Full Council at their next meeting on 24 September 2024.



# **Corfe Mullen Town Council Community Highways Request Policy**

## 1. Introduction

- 1.1. Each year, the Highways Improvement Team at Dorset Council as the Highways Authority designs and delivers highway schemes funded by the [Local Transport Plan](#).
- 1.2. Improvements range from small junction upgrades to new road construction as well as cycling and walking routes, town and village speed management schemes and public transport infrastructure.
- 1.3. Schemes are identified by Dorset Council Highway Officers or through the local neighbourhood, town plan, but can also include:
  - traffic engineering schemes to address traffic issues and road traffic collision cluster sites which need more complex design work
  - schemes that meet wider council corporate priorities
  - traffic signal schemes identified by network traffic control officers
  - externally funded or developer led schemes, including those funded by Section 106 contributions and government funded, specific grant-led priorities
  - requests by residents when supported by the Town Council
- 1.4. Schemes can take several years to progress from feasibility into design and construction. More complicated schemes, where traffic regulation orders are needed, will take longer to progress through to the construction phase due to the legal processes required.

## 2. Scheme identification

- 2.1. When a scheme has been identified, a pre-feasibility study will be carried out to assess the necessity for a scheme. The outcomes will be discussed with stakeholders to agree a way forward.
- 2.2. If highway works are necessary, the scheme will await budget allocation for further design and construction work.
- 2.3. The [prioritisation of schemes is set out in the Local Transport Plan \(LTP\)](#), this primarily focuses on delivering schemes for:
  - economic growth
  - a reduction in carbon emissions
  - equality of opportunity
  - improved safety
  - security and health
  - improved quality of life for residents
  - delivery
- 2.4. When a scheme has been allocated funding, a brief will be developed to clearly outline the specific issue needing to be addressed and a feasibility study will be carried out for preliminary design work.
- 2.5. Following this, statutory consultees such as Councillors, Town Council, emergency services and other council service departments as necessary will be invited to comment on initial design proposals.

- 2.6. In some cases, where it is a larger scheme or there are multiple design solutions, the improvements team will engage with residents and businesses to seek their views, and then progress the option preferred by the local community.
- 2.7. After all necessary consultation, detailed design work starts.
- 2.8. Elected Councillors, local businesses and other stakeholders will be consulted on the timing of the work to ensure it is carried out at a time that offers the least disruption.
- 2.9. The Dorset Council [highway improvements schemes policy](#) and [Rural Roads Protocol](#) provides more information about highway improvements.

### **3. Purpose**

3.1. The purpose of this policy is to:

- provide clear guidance to members of the public who may wish to request highway improvements in the Parish of Corfe Mullen on how to seek support from the Town Council
- guide Councillors in assessing requests for support from members of the public for highways improvements related to parking, speeding and the anti-social use of vehicles

3.2. Dorset Council as the Highways Authority determine which projects can move forward within the available budgets, taking into account the evidence available.

3.3. If the Town Council resolves to support a particular request, there is no guarantee that Dorset Council will be able to take action after assessing the relative need and budget available. There are many competing demands across Dorset for such interventions and Dorset Council Highways Officers will determine priorities.

3.4. In order for a request to be considered by the Planning & Highways Committee the formal stages to submit a request must be followed.

### **4. Formal Stages Submitting a request**

4.1. The request must be made in writing, either by letter or email and include the relevant information along with a map clearly showing the area and the exact location of requested interventions.

4.2. Written requests must also be accompanied by the name of at least one Town Councillor who already supports the proposal.

4.3. Requests without the required level of support will be returned to the requester detailing the additional information needed.

### **5. Community Support**

5.1. The scheme must be supported by a minimum of 10 named residents over the age of 18, directly affected by the requested measures. For suggested speed tables or bumps etc, these should include the residents who live closest to the site of the tables or bumps. For

double yellow lines and other parking restrictions, the 10 should include people who live on the section of road to be affected.

5.2. Written requests should detail the names, addresses and contact details of the supporters, in a similar style to a traditional petition.

5.3. Where the scheme affects less than 10 residents e.g. in a road with few residential properties, the Clerk will determine if the request can proceed.

## 6. Speed related request

6.1. Dorset Council published a [20mph policy in November 2022](#), which states:

*The Council will evaluate 20mph schemes on a location-by-location basis. As a guide, locations can be considered for 20mph schemes when all three of the following criteria apply:*

- a) they are in towns or villages where there is a depth of residential development (extensive) and high levels of pedestrian and cycle movement or there is a potential for high levels of pedestrian and cycle movement if a 20mph scheme was introduced; they should not be on roads where the movement of motor vehicles is the primary function.*
- b) where existing mean speeds provide a realistic opportunity for compliance: the Department for Transport (DfT) guidance states that 20mph schemes should be self-enforcing. If the mean speed is already at or below 24mph, introducing a 20mph speed limit through signing alone is likely to lead to general compliance with the new speed limit. Means speeds above 24mph are likely to require additional traffic management or enforcement measures. Town/parish councils should pay for traffic surveys to take place with the number of surveys required dependent upon the extent of the proposed 20mph scheme. Location of surveys to be discussed with Road Safety Team before taking place to best ensure suitable evidence. Requests for a traffic survey should be submitted via email to [trafficsurveys@dorsetcouncil.gov.uk](mailto:trafficsurveys@dorsetcouncil.gov.uk).*
- c) there is significant community support; in assessing community support, the local Dorset Council Ward Member and the Town Council should consider residents views to best ensure that there is broad consensus.*

*The full DfT guidance will be considered throughout the assessment.*

6.2. The application to Dorset Council requires the following information:

- description of community concern and expected outcome of a 20mph scheme
- road hierarchy
- collision history
- damage only and near miss reports
- traffic speed data
- local facilities covered by proposed 20mph scheme
- evidence of community support

6.3. If the Town Council's application is not successful with Dorset Council, yet it has met the assessment in Dorset Council's principles and criteria for 20mph schemes then the Town Council can apply to fund the installation.

6.4. For requests regarding speed related interventions, local residents are requested to operate an active community speed watch for a minimum of 12 months prior to any request being made. This is to demonstrate a clear commitment from within the community. Community speed watch is a proven way for the community to address local speeding issues and can bring about tangible changes in driver behaviour. More information on [Dorset Road Safe](#).

6.5. Key points for consideration:

- a community speed watch team to have been active in the community for a minimum of 12 months unless there is clear demonstrable reason why a community speed watch team cannot be established
- clear demonstrable evidence that there is significant community support
- should physical traffic calming measures be needed, support from Dorset Police and Dorset & Wiltshire Fire Service is required
- all signage and any engineering measures should be erected/constructed using materials compliant with relevant regulations
- the requirements of the Road Traffic Regulation Act 1984 must be met so that the 20mph scheme is legal
- full costs of investigation, design and implementation and future maintenance should be met by the Town Council. Future maintenance being paid for as a single payment commuted sum
- there is a risk of abortive expenditure. The speed limit order process includes unavoidable advertising costs associated with the statutorily required period of public consultation. Should objections to the proposed 20mph scheme be received and upheld by Dorset Council's relevant area Planning Board the scheme may not proceed to installation

## 7. Review

7.1. This Community Highways Request policy was presented to the Planning & Highways Committee on XX September 2024, minute no. PC 24/XXX, to recommend approval and adoption by Full Council on XX September 2024, minute no. TC 24/XXX.

7.2. The Community Highways Request policy will be reviewed bi-annually or when any changes are made, whichever is sooner.

## 8. References

- Data Protection Act 1998
- Highways Act 1980
- Road Traffic Regulation Act 1984
- Parish Councils Act 1957
- Society of Local Councils (SLCC) Advice Notes
- [Dorset Council Highways](#)