



## **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 26 November 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**  
**20 November 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 24/155    To Receive and Accept apologies for absence (LGA 1972 s85 (1))**
- 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)
- PC 24/157    Paper A - To Approve minutes of meeting held on 12 November 2024** LGA 1972, sch 12, para 41
- PC 24/158    Paper B – To Note Planning Decisions Report** – decisions between 6 November 2024 – 20 November 2024
- 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>

**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>

**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>

**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>

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

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

**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**

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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 12 November 2024 at 18:30 in the small hall of the Village Hall**

**Present:**                   **Councillors**  
P Neil (Chair)  
J Bonham  
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 five members of the public present. One member of the public wished to speak relating to planning application no. P/VOC/2024/06094 - 33 Corfe View Road Corfe Mullen BH21 3LY.

The member of public noted the variation of condition to show revised materials finish on first floor elevations, which he was content with. However, raised concerns with the flooding issues now experienced adjacent to the site as a result of the development.

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

**PC 24/145    To Receive and Accept apologies for absence** (LGA 1972 s85 (1))

There were no apologies for absence received at the meeting. However, following the meeting, Cllr L Hardy's apologies were noted due to a prior work commitment.

**PC 24/146    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 24/147    Paper A - To Approve minutes of meeting held on 22 October 2024** LGA 1972, sch 12, para 41

The Chair thanked Cllr Sowry-House for chairing the previous meeting on his behalf.

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 22 October 2024.

**PC 24/148 Paper B – To Note Planning Decisions Report** – decisions between 16 October 2024 – 6 November 2024

The planning decisions report was **NOTED**.

**PC 24/149 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**

**Application No:** 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.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409495>

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

**Application No:** P/HOU/2024/06229  
**Location:** 14 Wickham Drive Corfe Mullen BH21 3JT  
**Proposal:** Erect garage extension.  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409632>

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

**PC 24/150 To Note Variation of Condition Application received from Dorset Council:**

**Application No:** 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).  
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409482>

Cllr Sowry-House provided some background to the development, discussions and decisions of the Dorset Council Eastern Planning Committee and his role as Ward Councillor.

The Variation of Condition application was **NOTED**. However, comment to be submitted to Dorset Council Planning relating to the proposed drainage and soakaway on the site as a result of the development due to recent flooding experienced by adjacent properties.

**PC 24/151 Paper C – To Note Highways Update**

The Clerk presented the report, noting the following updates:

- Line 11: Road Traffic Regulation Order relating to 'no waiting at any time', extended and new double yellow lines on Wareham Road and Corfe View Road junction was complete.
- Line 12: Dorset Council Community Highways Officer and Road Safety Officer met with Cllr P Purvis on 6 November 2024 to review the line markings and potential re-design of the Hillview roundabout/junction. The Dorset Council Officers have feedback to the Dorset Council Highways Design Team who were investigating options and funding.

- Lines 15-17: New requests to refresh line markings, obstructing hedgerow and double yellow lines had been submitted to Dorset Council Highways to progress.

Cllr Sowry-House noted he was liaising with Dorset Council Highways Officers relating to a road safety issue with the highway surfacing on Maxwell Road adjacent with Beacon Road. As a result, 45 sq ft would be levelled and re-laid.

Cllr Florek noted he was liaising with Remus, the managing agents of the Bellway site on Wimborne Road as a result of a resident's concerns with an unsafe tree.

Cllr Sowry-House confirmed the SGN road works on Wimborne Road would be completed with road reopened on Friday 15 November 2024. It was agreed to post an update on the Town Council Facebook page.

The update was **NOTED**.

**PC 24/142 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

Cllr Cuckston noted the recent road traffic incident on Wareham Road adjacent to BH Live and tree work at Henbury View Road.

There were no matters for forthcoming agendas.

**PC 24/143 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 26 November 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 24/133 Close of Meeting at 18.46**

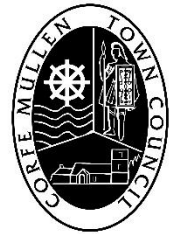
*Signed as a correct record of the meeting*.....*Date*.....

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## PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 26 November 2024



Agenda Item: PC 24/158

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 6 November 2024- 20 November 2024

### PLANNING DECISIONS

**P/FUL/2024/03589** **Location:** Lambs Green Farm Lambs Green Lane Corfe Mullen  
**Proposal:** Erection of barn to provide 12 stables (existing stables edged green on plan S-JH-03/3 to be retained for agricultural purposes)  
**TC Comment:** Not reviewed by committee  
**Decision:** Refused  
**Decision Date:** 19/11/2024

### TREE DECISIONS

**P/TRD/2024/06494** **Location:** 5 Central Avenue Corfe Mullen Wimborne BH21 3JD  
**Proposal:** Scots pine x1 - Fell. Slim tree with a small crown tree located in the centre of a group of x12 Scots Pines in the front garden of the property, 10 metres from the boundary with Central Avenue, as marked by the white arrow on the photograph below.  
**Decision:** Tree Works - Reg 14 - Does not require consent  
**Decision Date:** 11/11/2024

**P/TRT/2024/06024** **Location:** 161 Hillside Road Corfe Mullen BH21 3TS  
**Proposal:** T1 Oak: Remove all major dead wood. Reduce the large limb over the road by 1-2 metres. Crown lift by removing secondary branches to achieve a 5-metre lift over the road. The limb growing towards the neighbour's property reduce by 2 metres. Prune x2 lateral branches that grow towards the tree owners' roof by 1 metre.  
**Decision:** Tree Works - TPO - Consent  
**Decision Date:** 13/11/2024

**P/TRT/2024/06026** **Location:** 13 Lavender Way Corfe Mullen BH18 9NN  
**Proposal:** Liquidambar: Crown reduction by approximately 30% to give finished height of 7.5m and width of 6m.  
**Decision:** Tree Works - TPO - Split  
**Decision Date:** 08/11/2024

**P/TRT/2024/05976**      **Location:** 58 Hillside Road Corfe Mullen BH21 3SF  
**Proposal:** T1 Silver Birch: Prune secondary branches to give a 2m clearance of branches from the building. Crown lift secondary branches to give a 4m clearance above the garden. Prune back the low branch growing to the west, cutting back to a strong growing point just proximal to a major branch fork.  
**Decision:** Tree Works - TPO - Consent  
**Decision Date:** 11/11/2024

**P/TRT/2024/05080**      **Location:** Situated on grass verge on Blandford Road (B3074) rear of 3 Windgreen Corfe Mullen BH21 3HX  
**Proposal:** T1 Oak: Crown lift to approximately 5m, by removing 2 x primary branches and 2 x secondary and tertiary branches growing over 3 Windgreen.  
**Decision:** Tree Works - TPO - Split  
**Decision Date:** 18/11/2024

**Recommendation:** To NOTE report.