



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 24 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
18 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 24/111 To Receive and Accept apologies for absence** (LGA 1972 s85 (1))
- PC 24/112 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 24/113 Paper A - To Approve minutes of meeting held on 10 September 2024** LGA 1972, sch 12, para 41
- PC 24/114 Paper B – To Note Planning Decisions Report** – decisions between 4 September 2024 – 18 September 2024
- PC 24/115 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning Services:**
 - Application No:** P/HOU/2024/05023
 - Location:** 31 Rectory Avenue Corfe Mullen Wimborne BH21 3EZ
 - Proposal:** Single store rear extension - revised scheme, pitched roof to front projection.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408301>

Application No: P/HOU/2024/05047
Location: 68 Phelipps Road Corfe Mullen BH21 3NW
Proposal: Demolish existing conservatory, form new single storey rear and side extension with flat roof, with internal alterations.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408327>

Application No: P/HOU/2024/05010
Location: 127 Wareham Road Corfe Mullen BH21 3JZ
Proposal: Raise roof of existing dwelling to create additional first floor accommodation, with ground and first floor extensions. Conversion of existing garden building to annexe accommodation, with single storey extensions. (Amended description)

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

Application No: P/FUL/2024/05126
Location: Land adj. 11 Brook Lane Corfe Mullen Wimborne BH21 3RD
Proposal: Erect a detached dwelling with associated parking and access.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=408420>

Application No: P/HOU/2024/03382
Location: Gilleve Wareham Road Corfe Mullen Wimborne BH21 3RU
Proposal: Boundary fencing and foundation/base for replacement outbuilding.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=406455>

PC 24/116 To Note Tree Preservation Order Application received from Dorset Council:

Application No: TPO/2024/0060
Location: Land at Glendon, Brog Street, Corfe Mullen.
Trees Specified: Group G1 – London Plane x5

PC 24/117 Verbal – To Note Highways Update

PC 24/118 Matters for forthcoming agendas No decisions can be taken¹

PC 24/119 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 8 October 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/120 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 10 September 2024 at 18:30 in the small hall of the Village Hall

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

In Attendance: Catherine Horsley (Town Clerk & RFO)
Daryl Pearce (Deputy Town Clerk)
Rachel Virrill (Senior Administrator)

Public Participation

There were no members of the public present.

PC 24/99 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr J Bonham due to personal commitments.

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)

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 24/101 Paper A - To Approve minutes of meeting held on 27 August 2024 LGA 1972, sch 12, para 41

The Chair thanked the Clerk and team for the work involved to prepare comprehensive objections to those planning applications with objections following the meeting on 27 August 2024.

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 27 August 2024.

PC 24/102 Paper B – To Note Planning Decisions Report – decisions between 21 August 2024– 4 September 2024

The planning decisions report was **NOTED**.

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>

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

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>

Members noted the location of the proposed development was within the Green Belt and 5km of protected Dorset Heathlands. However, the proposed works were within the existing boundary.

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

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>

Members noted the proposed development did not change the footprint of the dwelling and that no planning notice was displayed on site.

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

Cllr Neil referenced the Dorset Council guidance document dated December 2023 relating to a sustainability statement and checklist for planning applications over the 10% threshold to complete and submit the checklist. It was felt all of the planning applications met the criteria with all applicants encouraged to complete the checklist.

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>

Members noted the planning application had gone straight to appeal due to no response received from Dorset Council Planning with the 8 weeks' timescale.

It was **RESOLVED** that there were no additional comments to those previously submitted.

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>

Cllr Sowry-House provided some background to the application which related to the reduced size of windows and replacement sliding doors only. Members had no concerns with the proposed amendments.

The Non-material amendment application was **NOTED**.

PC 24/106 Verbal – To Note Highways Update

The Clerk confirmed there were no further updates to the items listed on the highways schedule. However, a site meeting had been arranged with Dorset Council Highways Senior Technical Officer on 16 September 2024 to discuss some of the outstanding items, particularly Wimborne Road, Blandford Road and Hillview Roundabout.

Members noted and discussed new requests received from residents at the following locations:

- Central Avenue at the junction with Wareham Road: parked cars within 10 metres of the junction.
- Froud Way at the junction with Hillview Roundabout: inconsiderate parking resulting in several near misses.
- Wimborne Road at the junction with Blandford Road: road safety of school children during pick up/drop off times.

The highways update was **NOTED**.

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

The Clerk presented the report, noting should the policy be approved, it would be published on the Town Council website, with any new requests received from members of the public being referred to the policy. All new requests required at least one Town Councillors support and 10 signatures.

Members felt the policy was a positive way to support public engagement. Cllr Neil requested infographics to be included within the policy to provide guidance which was accessible to all.

It was **RESOLVED** to **RECOMMEND** to Full Council approval of the Community Highways Request Policy.

PC 24/108 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

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)

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 at 19:12.

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

DRAFT

PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 24 September 2024



Agenda Item: PC 24/114

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 4 September 2024 -18 September 2024

PLANNING DECISIONS

P/HOU/2024/03957 **Location:** 13 Southlands Avenue Corfe Mullen BH21 3JB
Proposal: Extended platform/retaining wall and platform lift
TC Comments: No Objection
Decision: Granted
Decision Date: 03/09/2024

P/HOU/2024/03883 **Location:** 2 Kiln Close Corfe Mullen BH21 3UR
Proposal: Single storey side extension and internal alterations.
TC Comments: No Objection
Decision: Granted
Decision Date: 10/09/2024

P/HOU/2024/03153 **Location:** 35 Hilltop Road Corfe Mullen BH21 3PR
Proposal: Demolish existing linked garage and erect single storey studio.
TC Comments: No Objection
Decision: Granted
Decision Date: 03/09/2024

P/HOU/2024/02096 **Location:** 49 Albert Road Corfe Mullen BH21 3QD
Proposal: Retain annex on the existing hardstanding, garage already demolished
TC Comments: No Objection
Decision: Granted
Decision Date: 09/09/2024

VARIATION OF CONDITION

NONE

CERTIFICATE OF LAWFUL USE

NONE

NON-MATERIAL AMENDMENT

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
Decision: Granted
Decision Date: 16/09/2024

TREE DECISIONS

P/TRD/2024/05171 **Location:** Beacon Lodge Corfe Lodge Road Corfe Mullen BH21 3LD
Proposal: Pine x2 (dead): Fell.
Decision: Tree Works - Reg 14 - Does not require consent
Decision Date: 11/09/2024

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.
Decision: Tree Works - TPO - Refused
Decision Date: 12/09/2024

P/TRT/2024/04315 **Location:** Footpath to rear of 20 Victoria Close Corfe Mullen BH21 3TX
Proposal: T1 Oak: Lift up to 3m over path and sheds. T2 Oak: Lift up to 3m over path. T3 (X) Oak: Remove deadwood.
Decision: Tree Works - TPO - Split
Decision Date: 09/09/2024

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.
Decision: Tree Works - CA - No Objection
Decision Date: 05/09/2024

P/TRC/2024/04460 **Location:** Glendon Brog Street Corfe Mullen BH21 3HB
Proposal: T1 London Plane: Fell.
Decision: Tree Works - CA - Objection Raised
Decision Date: 17/09/2024

TREE PRESERVATION ORDERS

NONE

Recommendation: To NOTE report.