



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 28 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
22 January 2025

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 24/183 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**
- PC 24/184 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 24/185 Paper A - To Approve minutes of meeting held on 7 January 2025** LGA 1972, sch 12, para 41
- PC 24/186 Paper B – To Note Planning Decisions Report** – decisions between 30 December 2024 – 22 January 2025
- PC 24/187 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**
 - Application No:** P/HOU/2025/00095
 - Location:** 4 Firside Road Corfe Mullen BH21 3LS
 - Proposal:** Erect two-storey side extension and single-story rear flat roof extension with balcony. Infill extension between garage. Loft extension and dual height glazed porch formed over the new

front door. Boundary treatment with the addition of gates and brick piers to the main access.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411320>

Application No: P/FUL/2024/07588
Location: 47 Brook Lane Corfe Mullen BH21 3RD
Proposal: Erect a replacement dwelling, garage and cycle store on the southern side of the applicants land to the area outlined in red and shown as Plot A on the site/block plan.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411164>

PC 24/188 To Consider and Comment on Notification of Appeal received from Dorset Council Planning Services by written representation only:

Application No: P/FUL/2024/01267
Location: 21 Hillside Road Corfe Mullen BH21 3SA
Description: Demolition of existing dwelling and erection of replacement dwelling.

Appeal Reference: 3355836

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=403962>

Application No: P/OUT/2024/02668
Location: 74 Wareham Road Corfe Mullen Wimborne BH21 3LG
Description: Demolish existing bungalow and erect 11no residential units, 100% affordable housing (outline application only to determine access, appearance, layout and scale).

Appeal Reference: 3356221

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=405618>

PC 24/189 To Consider and Comment Prior Approval – Agricultural to Dwelling received from Dorset Council Planning:

Application No: P/PAAC/2024/07342
Location: Little Manor Farm Waterloo Road Corfe Mullen BH21 3SN
Proposal: Change of use of agricultural buildings, to 1 large and 4 small dwelling house (Class C3), together with associated operational development.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=410889>

PC 24/190 Paper C – To Note Closure of Unauthorised Footpath at Happy Bottom

PC 24/191 Verbal – To Note Highways Update

PC 24/192 Matters for forthcoming agendas No decisions can be taken¹

PC 24/193 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 11 February 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/194 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 7 January 2025 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Neil (Chair)
J Bonham
L Hardy

In Attendance: Catherine Horsley (Town Clerk & RFO)
Daryl Pearce (Deputy Town Clerk) - Minute taker

Public Participation

There were 4 members of the public present who did not wish to speak.

PC 24/173 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr A Holland due to personal circumstances, Cllrs Sowry-House and Florek who both had prior commitments and Cllr Papilio who was unwell.

Cllr Cuckston was not present.

The Terms of Reference states quorum shall be three or at least one-third of its members, whichever is greater in accordance with Standing Order no. 4d viii.

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)

There were no declarations of interest.

PC 24/175 Paper A - To Approve minutes of meeting held on 17 December 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 17 December 2024, subject to updating Councillor present to include Cllr Bonham.

PC 24/176 Paper B – To Note Planning Decisions Report – decisions between 11 December 2024 – 30 December 2024

Members noted Dorset Council's refusal of planning application No: P/HOU/2024/03382 - Gilve Wareham Road Corfe Mullen Wimborne BH21 3RU to install boundary fencing and foundation/base for replacement outbuilding.

The planning decisions report was **NOTED**.

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>

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

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>

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

Members noted Dorset Council's guidance note dated December 2023 relating to sustainability statement and checklist for planning applications, and due to both proposed extensions appearing to be over the 10% threshold, both applicants should be encouraged to complete and submit the checklist as part of the planning application process.

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>

The Certificate of Lawful Use was **NOTED**

PC 24/179 Verbal – To Note Highways Update

The Clerk confirmed there were no new updates. However, Cllr Purvis and herself would be attending the Joint Julians Bridge Working Party meeting on Thursday 9 January 2025 at Wimborne Minster Town Hall.

The update was **NOTED**.

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

Cllr Bonham enquired why a new planning application for change of use of agricultural buildings to one large and four small dwellings at Little Manor Farm, Waterloo Road, Corfe Mullen BH21 3SN was not included on the agenda for comment by the Committee. The Clerk confirmed the application notification had not been received by the office ahead of meetings papers being issued on 30 December 2024.

The Clerk agreed to follow up and ensure planning application was included on a forthcoming agenda.

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)

There were no other matters for forthcoming agendas.

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 at 18:44.

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

DRAFT

PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 28 January 2025



Agenda Item: PC 24/186

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 30 December 2024 – 22 January 2025

PLANNING DECISIONS

P/HOU/2024/06530 **Location:** 28 Gladelands Way Corfe Mullen BH18 9JB
Proposal: Erect single storey side extension with roof terrace.
Comment: No Objection
Decision: Granted
Decision Date: 13/01/2025

VARIATION OF CONDITION

NONE TO NOTE

TREE DECISIONS

NONE TO NOTE

Recommendation: To NOTE report.



Planning and Highways – REPORT

Meeting Date: 28 January 2025

Agenda Item: PC 24/190

Paper: C

Subject:	To Note Closure of Unauthorised Footpath at Happy Bottom
Prepared By:	Daryl Pearce, Deputy Town Clerk
Purpose of Report:	To Note Closure of Unauthorised Path at Happy Bottom
Background:	A resident has informed the Town Council of their intention to close a footpath across private land, (outlined as red on the two maps below). This is not a right of way in either Dorset Council or BCP Council.
Key Points:	<p>A resident has been in contact with Dorset Council, who have confirmed that the path in question is not designated as a Right of Way (ROW) within East Dorset. Dorset Council has expressed their willingness to assist the landowner in addressing this matter. The path crosses the boundary between Dorset Council and BCP Council areas, and the resident has also reviewed the Rights of Way maps for Poole, which do not mark the path as a right of way.</p> <p>The decision to act stems from damage to the woodland and issues with out-of-control dogs. The resident intends to use the land for livestock and has raised concerns about the safety of the animals due to the presence of loose dogs.</p> <p>As part of this process, the resident plans to install signs to notify the public and erect fencing at the start and end of the path, as indicated by the red dotted lines on the second map below. The approximate locations for the signage and fencing are marked with red “X” symbols on the map. The resident is fully aware of the locations of existing Rights of Way and has no intention of obstructing or interfering with them.</p> <p>The timeline for these measures is as follows:</p> <ul style="list-style-type: none"> • Signs: To be installed during January/February 2025. • Fencing: To be erected by March 2025. <p>Dorset Council has offered support by providing signs to inform the public that these actions are valid.</p> <p>The resident noted that previous efforts to address the issue have been ignored, with fences being removed and further damage occurring. They plan to employ a contractor to install more robust fencing to prevent vandalism and protect the woodland.</p> <p>By notifying all relevant parties, the resident aims to ensure the correct procedure is followed and hopes for co-operation in implementing these necessary measures.</p>

Implications:	To Keep Residents Updated of Closure of Unauthorised Footpath
Recommendation:	To NOTE the report.

