



**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  
J Bonham  
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**.

A handwritten signature in black ink, appearing to be 'D. Pearce', is written over the 'NOTED' text.

## 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 taken<sup>1</sup>

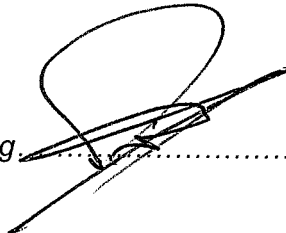
There were no matters for forthcoming agendas.

**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.....

R.H. JAYAN / 2025

<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)

