



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 28 January 2025 at 18:30 in the small hall of the Village Hall**

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

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

Public Participation

There were 11 members of the public present, of which 2 wished to speak pertaining to planning application no: P/FUL/2024/07588 - 47 Brook Lane Corfe Mullen BH21 3RD – erect a replacement dwelling, garage and cycle store on the southern side of the plot.

The first member of the public made the following representation:

- Number of previous planning applications for the site, refusal by Dorset Council Planning to sever the plot and decisions of the land tribunal.
- Concerns relating to the excavation work required to create basement rooms and the labelling of rooms from bedrooms to media room to satisfy previous planning objections.
- Increased risk of flooding in Brook Lane due to the substantial excavation work required.
- Inaccuracies in street scene drawings.
- Loss of amenity in terms of overlooking, size and bulk of proposed dwelling, disturbance to neighbouring property and wildlife.
- Lack of public consultation and his objection to the proposed development.

Cllr Cuckston spoke as a member of the public living in close proximity of the proposed development, making the following representation:

- Impact on the landscape and street scene.
- Photos of the garden were out of date and did not represent the significant planting and trees on the site.
- Loss of amenity in terms of overlooking.
- Accessibility was limited via a narrow-unmade lane with no designated vehicle turning circle.
- Concern with access for emergency vehicles, particularly the fire brigade.
- No public consultation and objection to proposed development.

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

PC 24/183 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, Cllr Bonham who had a prior commitment and Cllr Papilio who was unwell.

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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)

Cllr Cuckston declared a non-pecuniary interest relating to planning application no. P/FUL/2024/07588 - 47 Brook Lane Corfe Mullen BH21 3RD, due to his representation and living in proximity of the proposed dwelling to his property.

Cllr Hardy declared a non-pecuniary interest relating to planning application P/FUL/2024/01267- 21 Hillside Road, Corfe Mullen, BH21 3SA, due to proximity of the proposed dwelling to his property, albeit the applicant was not known to him personally.

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 24/185 Paper A - To Approve minutes of meeting held on 7 January 2025 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 7 January 2025.

The Chair brought forward consideration of planning application no: P/FUL/2024/07588 - 47 Brook Lane Corfe Mullen BH21 3RD, whilst the members of the public were present. Cllr Cuckston did not participate in the discussion, albeit he remained in the room.

PC 24/187 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:

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 applicant's 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>

Members noted previous comments relating to planning application no. P/FUL/2023/01483 to sever plot and erect a new dwelling and felt the proposal had not fundamentally changed, therefore the previous objections remained.

It was **RESOLVED** to object on the following basis:

- Access to site is dangerous as Brook Lane is a single track, un-adopted gravel lane which would not cope with additional traffic.
- Potential severing of plot to result in high density housing for remainder of plot contrary to Christchurch and East Dorset Local Plan policy LN2.
- The size of the proposed dwelling is overlarge for the severed plot and is unsympathetic to the more spacious character and appearance of existing development in the unmade part of Brook Lane. This will result in a cramped development which is out of character with the immediate area of Brook Lane and is therefore contrary to Christchurch and East Dorset Local Plan Policy HE2.
- It is noted the street scene provided as part of the application was totally misrepresentative, particularly in relation to the size of existing adjacent dwellings.

Cllr Florek advised the applicant had submitted a further planning application for the site earlier in the day.

The Chair returned to the sequential agenda.

PC 24/186 Paper B – To Note Planning Decisions Report – decisions between 30 December 2024 – 22 January 2025

The planning decisions report was **NOTED**.

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>

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

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>

Members noted the Committee's previous comments and support of the proposed replacement dwelling. However, as a result of the 5-year housing land supply changes and the harm to the Green Belt, members felt they should support the Dorset Council Planning Officers recommendation to refuse the proposed development.

It was **RESOLVED** to submit representation to the Planning Inspectorate in objection to the proposed development on the following basis:

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

- **Para: 143, 144 and 152 – 154:** The proposed development lies within the Green Belt. The proposed replacement dwelling does not benefit from any of the exceptions to inappropriate development within the Green Belt. No very special circumstances have been identified which would outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness.

The proposal is also 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.

- **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 application provides insufficient information to demonstrate mitigation measures necessary to avoid harm to protected species identified on the site could be secured and would be effective.
- **ME2 – Protection of the Dorset Heathlands:** The proposed development is within 400m of protected Dorset Heathlands.

Application No: P/OUT/2024/02668
Location: 74 Wareham Road Corfe Mullen Wimborne BH21 3LG
Description: Demolish existing bungalow and erect 11 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>

Members noted previous comments relating to demolishing existing bungalow and erecting eleven 100% affordable dwellings and felt the proposal had not fundamentally changed, therefore the previous objections remained.

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

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>

Members noted previous comments relating to planning application no. P/FUL/2024/01470 to convert agricultural building to form 5 dwellings.

It was noted the planning application seeks to renew Class Q planning application no. 3/21/1669/PNAGD, albeit some of the previous objections remained.

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

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

The Clerk presented the report, noting the footpath was not designated as a Right of Way (RoW), with the landowner wishing to install a fence to protect livestock on their land. The landowner was in communication with Dorset Council in relation to installation of substantial fencing and signage to advise members of the public.

The Clerk advised Cllr Bonham had raised concerns with the closure of the footpath and access to Happy Bottom from the East End of the village.

Members felt the Ramblers Association should be advised of the footpath closure.

The report was **NOTED**.

PC 24/191 Verbal – To Note Highways Update

The Clerk provided the following update:

- Resident in Victoria Close, Corfe Mullen had contacted the Council Office requesting double yellow lines outside her property, due to accessibility issues. The resident had been referred to the Community Highways Request Policy in the first instance.
- Cllr Bonham had raised further concerns relating to road safety on Wimborne Road adjacent to the Lambs Green Inn, noting the recent motorcycle incident at the junction with Corfe Halt Close. Cllr Bonham had also been referred to the Community Highways Request Policy.

It should be noted the speed limit on Wimborne Road exiting the A31 Lake Gates roundabout and a pedestrian crossing were being discussed as part of the remit of the Joint Julians Bridge Working Party with Wimborne Minster Town Council.

The update was **NOTED**.

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

The Clerk provided the following updates:

- Public consultation relating to Planning Application no. P/FUL/2024/06885 – 1 Caesars Way, Corfe Mullen, Wimborne BH18 9DP had been extended to 6 February 2025 as a result of further information required by Dorset Council relating to nitrate neutrality due to proximity to Poole Harbour. It was noted a member of the public had also raised concerns relating to highways issues, directly to Dorset Council Planning, which were being followed up.
- Cllr Neil and the Clerk had attended a Dorset Association of Parish & Town Councils (DAPTC) NPPF revisions webinar on 23 January 2025. Slide presentation to be shared with members for information following the meeting.
- DAPTC were holding a Planning Summit scheduled on 4 March 2025 at the George Hotel in Dorchester with Dorset Council Planning Officers in attendance to present on the recent changes to the NPPF and impact on Dorset. Any members wishing to attend, to advise the Clerk.
- Dorset Council Planning Officer had provided clarification on the requirements of planning applicants completing the sustainability statement and checklist introduced by Dorset Council in December 2023. Whereby, the guidance related to new residential and new non-residential units or mixed-use development only. Cllr Sowry-House in his role as Dorset Council Ward Councillor agreed to follow up with the Head of Dorset Council Planning.

Cllr Hardy asked if a response had been received from Vikki Slade MP relating to the Town Councils support of her work regarding parking on pavements. The Clerk agreed to follow up.

Members discussed the remit of the Joint Julians Bridge Working Party and the reporting line to the Council. The Clerk confirmed the Terms of Reference for the Working Party stated that both Corfe Mullen and Wimborne Minster Town Councils reported to their respective Councils to seek approval on any recommendations made by the working party as they were not the decision makers.

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)

Cllr Sowry-House advised he had recently attended a Planning Framework conference in Warwick in his role as Vice-Chair of the Dorset Council Eastern Area Planning Committee and Chair of the Dorset Council Strategic and Technical Planning Committee. Cllr Sowry-House agreed to provide a presentation to a future Full Council meeting.

Cllr Hardy noted the recent budget setting process and the £25,000 allocated to highway improvements and asked if there was a business plan for how the money would be spent. The Clerk confirmed the budget had been allocated for road safety improvements including pedestrian crossings previously considered by the Committee, shown on the Highways Schedule. However, there was no timeline, due to all highway's improvements being subject to assessment and prioritisation by Dorset Council Highways.

There were no other matters for forthcoming agendas

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 19:06

Signed as a correct record of the meeting. Bonhew Date 18/2/25

JB

Appendix 1 - Application No: P/OUT/2024/02668 - 74 Wareham Road Corfe Mullen Wimborne BH21 3LG

Members of the Planning & Highways Committee met on 28 January 2025 to consider the application and 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:** tulip and liquid amber trees to the rear of the site are subject to Tree Preservation Orders (TPO's) protecting the amenity and condition of habitats and species within a regionally geological geomorphological area. The hedgerow between the site and neighbouring properties should also be protected as it forms an important wildlife corridor.
- **ME2 – Protection of the Dorset Heathlands:** the proposed development is within 400m and 1km of protected European and internationally protected heathlands, Sites of Special Scientific Interest (SSSI), RAMSAR, and does not provide Suitable Alternative Natural Greenspace (SANG) or provision of other appropriate avoidance/mitigation measures.
- **LN2 – Design, Layout and Density of New Housing Development:** the design and layout of the proposed development conflicts with the local character of the area with minimal outdoor space allocated for each dwelling.
- **HE2 – Design of New Development:** the proposed layout, scale, and appearance is an overdevelopment of the site which is overbearing resulting in a loss of amenity of the adjacent properties from plots 1 & 4. The development does not have a compatible relationship with neighbouring property which has Velux windows and would be overlooked and overshadowed by the proposed development.

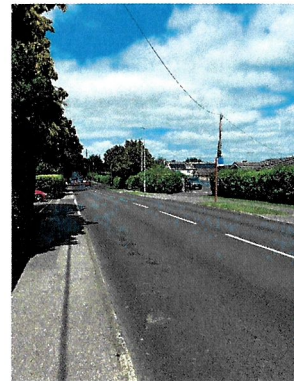
The development is out of character and not compatible with its surroundings and neighbouring properties, therefore, impacting on the amenity and privacy currently enjoyed by neighbouring properties.

Photos show the proximity of the development to the neighbouring property.



- **LN1 – Size and Type of New Dwellings:** no evidence of current and/or projected local housing needs identified in a strategic housing market assessment.
- **KS9 – Transport Strategy and Prime Transport Corridors:** visibility splays when exiting onto Wareham are limited due to oncoming traffic approaching over the brow of a hill. Access by emergency services and refuge collectors is limited due to the narrow driveway access with limited turning circles.

Photos show the visibility splays when exiting the site and proximity to the neighbouring properties and access.



- **KS11 – Transport and Development:** the proposed development does not provide safe access via a narrow driveway resulting in material changes on the residential amenity of the neighbouring property due to increased vehicles associated with 11 new dwellings.

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

- **116d:** delivery of goods and access by services and emergency vehicles would be limited, due to access via a narrow driveway.
- **180:** the proposed development may impact the adjacent conservation area, if developed.
- **127:** the proposed development is not a good layout and sympathetic to its surroundings and fails to include the appropriate amount of green space.

Members request the application is considered in light of the above comments by the Eastern Planning Committee if the Officers comments are at variance to the above.

Corfe Mullen Town Council
28 January 2025

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Appendix 2 - Application No: P/PAAC/2024/07342 - Little Manor Farm Waterloo Road Corfe Mullen BH21 3SN

Members of the Planning & Highways Committee met on 28 January 2025 to consider the above application, acknowledging the planning decision notice no. 3/21/1669/PNAGD prior App – Agriculture to Dwelling issued on 16 December 2021 setting out various conditions in addition to Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order.

Under paragraph 2 of the informative notes within the planning decision notice no. 3/21/1669/PNAGD prior App – Agriculture to Dwelling states the access track would require planning permission before works to the building to convert from agriculture to dwellings commences. Planning application no. P/FUL/2022/01049 to construct internal track was refused in April 2022.

The planning application does not provide any further information relating to the access track under construction, visible from Waterloo Road, particularly mitigating flood risks.

Following 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):

- **LN2 – Design, Layout and Density of New Housing Development:** The site is not along the prime transport corridors or does it have good access to public transport and essential facilities and services, due to its rural setting, away from the village.
- **KS9 – Transport Strategy and Prime Transport Corridors:** The proposed development is not located along and/or at the end of the prime transport corridors in the most accessible locations and supported by transport improvements to benefit existing and future communities.

The site is not easily accessible or in a sustainable location due to the steep incline to reach facilities within the village, making walking and cycling impractical and not accessible to all. Access to public transport is via a steep incline.

Access by the emergency services and refuge collectors is limited due to the single-track access with limited turning circles.

- **KS11 – Transport and Development:** The proposed development does not reduce the need to travel or improve access to facilities and services in the village, due to the rural setting accessed by a single track.

The site does not provide safe access and/or permeable layouts to access public transport.

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

- **KS12 – Parking Provision:** The application covering letter states there is ample parking and turning space. However, from the plans provided, there is no indication of vehicle parking provision for 5 dwellings without garages, in line with the Dorset Council residential car parking provision guidance.

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

- **109:** The proposed development does not promote use of public transport.
- **112:** The plans do not demonstrate a provision of parking spaces for charging plug-in and other ultra-low emission vehicles.
- **115b & 117b/e:** Due to the location of the proposed development, in a rural setting accessed by a single track, this does not provide safe and suitable access to the proposed development for all users, particularly those with disabilities and reduced mobility in terms of all modes of transport.
- **117d:** Delivery of goods and access by services and emergency vehicles would be limited, due to rural setting accessed via a single track.
- **154:** The extent of the engineering works required to create the access route would represent an imposing feature on the landscape and would have an urbanising effect and detract from the character and appearance of the open countryside. The access route is visible from Waterloo Road.
- **164a:** The proposed development increases vulnerability to the range of impacts arising from climate change, particularly the flood risk.
- **172d:** There is no evidence to suggest the flood risk will not increase elsewhere in the Waterloo Valley. Climate change is expected to increase flood risk, which is already being seen locally, and would make access to the proposed development unsustainable in the long-term.

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
28 January 2025

