



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 11 February 2025 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
J Bonham (Chair)
P Cuckston
V Papilio

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

Due to the Committee Chair and Vice-Chair being absent from the meeting, of those members present, Cllr Papilio proposed for Cllr Bonham to Chair the meeting, which was seconded by Cllr Cuckston.

Public Participation

There were 4 members of the public present, none of whom wished to speak.

Cllr Cuckston wished to make a representation as a member of the public relating to planning application no: P/FUL/2025/00387 - 47 Brook Lane Corfe Mullen BH21 3RD - erect a replacement dwelling with detached garage and cycle store and form new access, due to living in proximity of the proposed development. Comments in addition to those made at the previous meeting were noted as follows:

- Repetitive planning applications for the site.
- Severing plot would create an over development of the site.
- Understood there were trees on the site with TPO's, which had been felled.
- Sightings of bats at the location, uncertainty if they were roosting on the site or not.
- Tree surgeon and Natural England reports were out of date.

The Chair thanked Cllr Cuckston for his representation and opened the meeting.

PC 24/195 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllrs A Holland and Hardy due to personal circumstances and Cllr Neil due to work commitments. Cllrs Florek and Sowry-House were attending the Dorset Council Full Council meeting in their roles as Dorset Council Ward Councillors.

PC 24/196 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/2025/00387 - 47 Brook Lane Corfe Mullen BH21 3RD, due to his representation and living in proximity of the proposed development.

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PC 24/197 Paper A - To Approve minutes of meeting held on 28 January 2025 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 28 January 2025.

PC 24/198 Paper B – To Note Planning Decisions Report – decisions between 22 January 2025 – 5 February 2025

The planning decisions report was **NOTED**.

PC 24/199 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:

Application No: P/FUL/2025/00387
Location: 47 Brook Lane Corfe Mullen BH21 3RD
Proposal: Erect a replacement dwelling with detached garage and detached cycle store. Form new access. Demolish remaining existing.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411648>

Cllr Cuckston did not participate in the discussion, albeit he remained in the room.

Members noted comments discussed at the previous meeting relating to planning application no. P/FUL/2024/07588 to sever plot and erect a new dwelling and felt the proposal had not fundamentally changed, therefore the previous objections remained. However, the proposal was also contrary to HE3, ME1, KS9 and KS12 policies within the Christchurch and East Dorset Local Plan Part 1, Core Strategy (2014).

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

Application No: P/HOU/2025/00146
Location: 29 Beech Close Corfe Mullen BH18 9NJ
Proposal: Part single storey and two storey front extension, side extension to include first floor dormer to rear elevation and raised garden area to south side of property, with new boundary fence and new double garage.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411378>

Members noted the Dorset Council guidance note dated December 2023 relating to sustainability statements and checklists for planning applications over a 10% threshold had not been completed. The Clerk explained the application did not meet the criteria for new residential and new non-residential units or mixed-use development only.

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

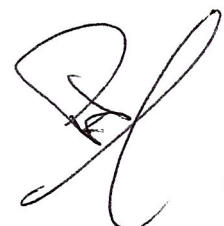
PC 24/200 To Note Public Notification for removal of phone box from Dorset Council Planning Services:

Application No: P/NOTP/2025/00621
Location: 61 Wareham Road Corfe Mullen BH21 3JX
Proposal: Removal of payphone.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411935>

The public notification for removal of phone box was **NOTED**.

PC 24/201 Verbal – To Note Highways Update



The Clerk provided the following update:

- Safety barrier at Henbury View play area adjacent to Hillside Road had been installed by Dorset Council Highways.
- Resident in Dennis Road, Corfe Mullen had made contact with the Council Office and members requesting road safety improvements including signage at the junction of Dennis Road and Queens Road, due to limited visibility at the junction. The resident had been referred to the Community Highways Request Policy in the first instance.

The update was **NOTED**.

PC 24/202 Matters for forthcoming agendas No decisions can be taken¹

Cllr Bonham advised that as a resident on Wimborne Road, herself along with other neighbouring residents in Corfe Halt Close had received a letter from Solicitors representing an individual claiming personal injuries and losses as a result of a serious road traffic accident which occurred on 16 January 2025 at the junction of Wimborne Road and Corfe Halt Close. The letter was seeking any CCTV footage of the incident as evidence.

Cllr Bonham handed over a completed petition in line with the Community Highways Request Policy requesting a pedestrian crossing on Wimborne Road between Wayground Road and Pine Road for consideration.

The Clerk advised that 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. Albeit the location of a pedestrian crossing being considered was further down Wimborne Road close to the Lambs Green Inn. The Clerk advised, Council had previously discussed a resident's request for a pedestrian crossing between Wayground Road and Pine Road. However, upon investigation, this location was deemed unsuitable due to sight lines and infrastructure required for a pedestrian crossing.

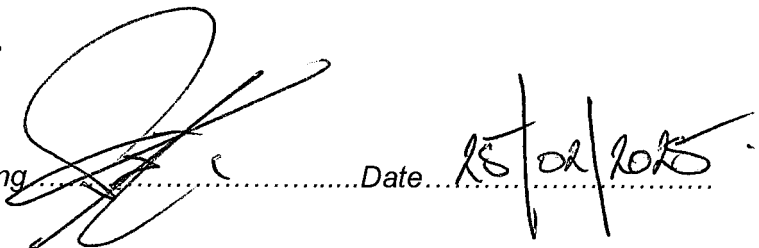
There were no other matters for forthcoming agendas.

PC 24/203 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 25 February 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/204 Close of Meeting 18:54.

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

Date.....

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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)

Appendix 1 - Application No: P/FUL/2024/000387 - 47 Brook Lane Corfe Mullen BH21 3RD

Members of the Planning & Highways Committee met on 11 February 2025 to consider the application and object on the following grounds:

- Access to site is dangerous as Brook Lane is a single track, un-adopted gravel lane which would not cope with additional traffic.
- It is noted the street scene provided as part of the application was misrepresentative, particularly in relation to the size of existing adjacent dwellings.

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:** Severing of plot would conflict with the local character and distinctiveness of the area.
- **HE2 – Design of New Development:** 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.
- **HE3 – Landscape Quality:** The proposed development does not protect and seek to enhance the landscape character of the area and could potentially have a harmful effect on tranquillity and not protect against intrusion from light pollution, noise and motion. The proposed development does not protect the natural elements such as trees, hedgerows, and wildlife corridors.
- **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 does not demonstrate mitigation measures necessary to avoid harm to protected species identified on the site.
- **KS9 - Transport Strategy and Prime Transport Corridors:** The proposed development does not align with the Local Transport Plan (LTP3) requirements, which emphasise sustainable development in accessible locations along Prime Transport Corridors.
- **KS12 – Parking Provision:** The proposed development does not provide adequate vehicle parking to meet the needs of the proposed dwelling.

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
11 February 2025

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