



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

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

**In Attendance:**       Daryl Pearce (Deputy Town Clerk)  
Rachel Virrill (Senior Administrator – Minute Taker)

**Public Participation**

There were two members of the public present, one of whom wished to speak relating to planning application P/HOU/2025/00972 - 21 Maxwell Road.

The member of the public who was the applicant, advised he had consulted with neighbours ahead of submitting the application to erect a front extension, remove rear extension to repurpose for dining room and bedrooms and outlined the reasons he felt the application should be approved.

The Chair thanked the member of the public and opened the meeting.

**PC 24/217    To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

Apologies for absence were received and accepted from Cllr Neil who had work commitments.

**PC 24/218    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 Sowry-House noted that he would remove himself from the meeting when members discussed planning application P/HOU/2025/00972, 21 Maxwell Road, to speak from the gallery as a member of the public in his capacity as Ward Councillor for Corfe Mullen.

Cllr Florek also declared a non-pecuniary interest due to being a member of the Dorset Council Eastern Area Planning Committee.

**PC 24/219    Paper A - To Approve minutes of meeting held on 25 February 2025 LGA 1972, sch 12, para 41**

A handwritten signature in black ink, appearing to be 'D. Pearce'.

The minutes of the meeting held on 25 February 2025 were **APPROVED**.

**PC 24/220 Paper B – To Note Planning Decisions Report** – decisions between 19 February 2025 – 5 March 2025

The planning decisions report was **NOTED**.

**PC 24/221 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**

The Chair brought forward planning application P/HOU/2025/00972 - 21 Maxwell Road, to allow members to discuss following the representation from the member of the public.

**Application No:** P/HOU/2025/00972  
**Location:** 21 Maxwell Road Corfe Mullen BH18 9JG  
**Proposal:** Erect front extension. Demolition of rear extension and re-provision of family/dining room. New lifted roof to provide 3 new bedrooms and erect side extension to provide garage, utility room and kitchen. New vehicular access on Newlands Way

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412368>

Cllr Sowry-House removed himself from the meeting to speak from the public gallery as Ward Councillor for Corfe Mullen. Cllr Sowry-House noted the development was in keeping with other properties in the area and as there were no material considerations to take in to account the development was likely to be approved by Dorset Council Planning. The new vehicular access from Newlands Way would be a matter for Dorset Highways.

Members felt the proposed development was in keeping with other developments in the area.

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

Cllr Sowry-House rejoined the meeting as a committee member.

**Application No:** P/FUL/2025/00278  
**Location:** 11 Highfield Close Corfe Mullen BH21 3PJ  
**Proposal:** Planning application to extend and renovate the existing bungalow, sever land and erect a detached bungalow with car parking and shared vehicular access

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411527>

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

**Application No:** P/HOU/2025/00786  
**Location:** Gilleve Beacon Hill Road Corfe Mullen BH21 3RU  
**Proposal:** Erection of replacement outbuilding and retrospective permission for foundations/base.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412153>

Members were unable to see any amendments to the same application number which was brought to the Planning and Highways Committee at the previous meeting held on 25 February 2025.

It was **RESOLVED** that there were no further comments to add to the already submitted objection.

**PC 24/222 To Consider and Comment on Variation of Condition received from Dorset Council Planning Services:**

Application No: P/VOC/2025/00519  
Location: 32 Highfield Road Corfe Mullen BH21 3PF  
Proposal: Demolish existing dwelling and erect 2, 4 bedroom chalet bungalows with associated access (with variation of condition 2 & 9 of planning permission P/FUL/2024/02599 to vary the plans to amend the site plan so a new second vehicular access can be formed.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411814>

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

**PC 24/223 To Consider and Comment on Certificate of Lawfulness Application received from Dorset Council Planning:**

Application No: P/CLE/2025/01176  
Location: Utopia Brickyard Lane Corfe Mullen BH21 3RJ  
Proposal: Use of a caravan for residential occupation

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412599>

Cllr Sowry-House provided members with some background on the site and noted a suggestion for the Town Council to request the removal of permitted development rights for applications at this location.

It was **RESOLVED** to make a request to Dorset Council Planning for consideration to be given to removing permitting development rights from applications at this site.

**PC 24/224 To Note Provisional TPO Confirmations received from Dorset Council Planning for information purposes:**

Application No: TPO/2024/0060  
Location: Land at Glendon, Brog Street, Corfe Mullen

The provisional Tree Preservation Order confirmation was **NOTED**.

**PC 24/225 To Consider and Comment on Outline Planning Permission received from Dorset Council Planning Services:**

Application No: P/OUT/2025/00633  
Location: 9 South Road Corfe Mullen BH21 3HY  
Proposal: Erect detached two storey dwelling and associated works

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411946>

Cllr Sowry-House reported a resident had contacted him regarding the application and highlighted that, as the property was within 400 metres of the heathland, the 2006 Heathland Mitigation Framework was likely to prevent the application from progressing. It was also noted that Natural England had objected to the application in line with the adopted policies.

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

The proposed development is located within 400 meters of designated heathland, as outlined in the 2006 Heathland Mitigation Framework.



- Section 3.2 of the Heathland Mitigation Framework specifically identifies the 400-metre buffer zone as an area where new development must be carefully assessed to avoid adverse impacts on the heathland environment. The framework highlights the importance of protecting these habitats, which support protected species and contribute to the local biodiversity.
- The application does not adequately address the required mitigation measures, including the provision of financial contributions toward heathland management or the implementation of specific design features to reduce potential disturbance to sensitive species. In line with Section 4.1 of the framework, the development should incorporate measures that limit recreational pressure and safeguard the integrity of the nearby heathland.

**PC 24/226 Paper C – To Note Highways Update and Consider Request for Road Safety Improvements on Wimborne Road**

The Deputy Clerk provided an update, noting Cllr Bonham had submitted a petition to the Town Council, signed by 10 residents, requesting the installation of a safe pedestrian crossing on Wimborne Road between Wayground Road and Pine Road. It was noted this location had been investigated previously, where it was felt there was no space for the infrastructure required for a crossing.

Cllr Sowry-House noted that he would raise the request at the next Julians Bridge Working Party meeting scheduled on 13 March 2025. It was further noted that a Speed Indicator Device (SID) may be effective in this location, which had previously been discussed. Members discussed the timeframe for installing SID's and that the Grounds Team could potentially be trained in the required maintenance for SID's and working on highways.

The Deputy Clerk noted a further request by a resident of Phelipps Road to reduce the speed limit to 20 miles per hour. The resident had been referred to the Community Highways Request Policy.

It was **RESOLVED** to:

- Cllr Sowry-House to submit request for proposed pedestrian crossing on Wimborne Road to the next Julians Bridge Working Group meeting scheduled on 13 March 2025.
- Investigate updated quotations to install Speed Indicator Devices (SID's) in the village, including training costs for the Grounds Team in maintenance and safe working along the highway.

The update was **NOTED**

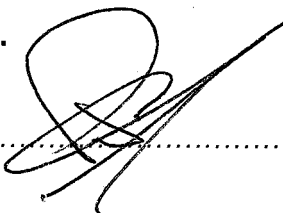
**PC 24/227 Matters for forthcoming agendas** No decisions can be taken

Cllr Hardy followed up on the Town Council's request for correspondence to be sent to MP Vicky Slade in support of her campaign for no parking on pavements. The Deputy Clerk advised that this would be raised with the Clerk on her return to the office.

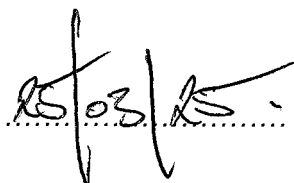
**PC 24/228 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 25 March 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

**PC 24/229 Close of Meeting at 19:08.**

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



Date.....



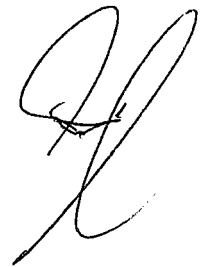
**Appendix 1 - Application No: P/OUT/2025/00633 – 9 South Road Corfe Mullen BH21 3HY**

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

The proposed development is located within 400 meters of designated heathland, as outlined in the 2006 Heathland Mitigation Framework.

- Section 3.2 of the Heathland Mitigation Framework specifically identifies the 400-metre buffer zone as an area where new development must be carefully assessed to avoid adverse impacts on the heathland environment. The framework highlights the importance of protecting these habitats, which support protected species and contribute to the local biodiversity.
- The application does not adequately address the required mitigation measures, including the provision of financial contributions toward heathland management or the implementation of specific design features to reduce potential disturbance to sensitive species. In line with Section 4.1 of the framework, the development should incorporate measures that limit recreational pressure and safeguard the integrity of the nearby heathland.

**Corfe Mullen Town Council**  
**11 March 2025**

A handwritten signature in black ink, consisting of a large, stylized initial 'C' followed by a surname that appears to be 'Mullen'.

