



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 25 February 2025 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
P Neil (Chair)
P Cuckston
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 3 members of the public present, none of whom wished to speak.

PC 24/205 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Bonham due to a prior commitment and Cllr Hardy due to work commitments.

PC 24/206 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 24/207 Paper A - To Approve minutes of meeting held on 11 February 2025 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 11 February 2025.

PC 24/208 Paper B – To Note Planning Decisions Report – decisions between 5 – 19 February 2025

The planning decisions report was **NOTED**.

AK

PC 24/209 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:

Application No: P/HOU/2025/00725
Location: 10 Highfield Close Corfe Mullen BH21 3PJ
Proposal: Extend building to front elevation level with existing building line. Form room in new roof to front. Flat roof extension to rear. Form car port in front of existing garage.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412088>

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

Application No: P/HOU/2025/00432
Location: 2 Kiln Close Corfe Mullen BH21 3UR
Proposal: Single storey side extension and internal alterations.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411709>

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

Application No: P/HOU/2025/00678
Location: 17 Corfe Lodge Road Corfe Mullen BH18 9NF
Proposal: Erect a single-storey, flat-roof side extension to the existing kitchen with two skylights
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412026>

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

Application No: P/HOU/2025/00817
Location: 48 Phelipps Road Corfe Mullen BH21 3NW
Proposal: Porch enlargement and replacement of flat roof to pitched roof
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412186>

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

Application No: P/HOU/2025/00786
Location: Gilleva Wareham 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>

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

Application No: P/HOU/2024/07469
Location: 74 Wimborne Road Corfe Mullen BH21 3EA
Proposal: Development of the existing attached garage and conservatory into a habitable living area.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411031>

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

PC 24/210 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 2no 4-bedroom chalet bungalows with associated access (with variation of condition 2 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** to object on the basis shown in Appendix 2.

PC 24/211 To Note Tree Works Application received from Dorset Council Planning for information purposes:

Application No: P/TRT/2025/00814
Location: Knoll Cottage Knoll Lane Corfe Mullen BH21 3RF
Proposal: T1 Scots Pine - Remove deadwood and inspect for damage.
T2 Lawson Cypress - Fell. Replant with Scots Pine.
T3 Scots Pine - Reduce over extended limbs growing towards house, and one limb growing towards drive by 1.5-2m. Remove deadwood and inspect for damage. T4 Lawson Cypress - Fell. Replant with Scots Pine.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412183>

The Tree Works application was **NOTED**.

PC 24/212 To Note TPO Confirmation received from Dorset Council Planning for information purposes:

Application No: TPO/2025/0013
Location: Land at 21 Beacon Road, Corfe Mullen, BH18 9JL
Trees Specified: T1 – Oak

Confirmation of Tree Preservation Order (TPO) was **NOTED**.

PC 24/213 Verbal – To Note Highways Update

The Clerk provided the following updates:

- Following a resident's request for road safety improvements on Dennis Road at the junction with Queens Road. Cllr Purvis visited the site and advised that there had never been any stop road signs at the junction, and due to the road splay, felt road signs should not be necessary, albeit it was the decision of Dorset Council as the Highways Authority. The resident has been informed of the outcome.
- At the last meeting, 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 confirmed this item would be included on the agenda for the next meeting on 11 March 2025.
- Next Joint Julians Bridge Working Group with Wimborne Minster Town Council was scheduled on 13 March 2025.

The update was **NOTED**.

PC 24/214 Matters for forthcoming agendas No decisions can be taken¹

Cllr Holland informed members that a tree had been felled at Henbury View First School at the rear of Erica Drive and that two further trees had red marking, indicating they may also be felled. The Clerk agreed to follow up with the Dorset Council Tree Officer. Cllr Holland advised she would also contact the school for further information.

Cllr Sowry-House advised that he had met with a resident on Henbury View Road who had raised concerns relating to two large pine trees on Henbury View Road at the junction with Wareham Road, whereby during high winds, branches touched the overhanging electricity cables causing sparks and power outages. Dorset Councils tree team had visited the site and confirmed the land where the trees were located was unregistered. Therefore, tree works was not the responsibility of Dorset Council unless the trees were unsafe. Cllr Sowry-House confirmed he was liaising with the resident and Dorset Council to reach a resolution.

It was noted; Dorset Council previously confirmed that TPO data would be available on Dorset Explorer for members of the public to view by the end of 2024. However, Cllr Neil advised the data was still unavailable. Cllr Sowry-House agreed to follow up with Dorset Council tree team.

There were no other matters for forthcoming agendas.

PC 24/215 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 11 March 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/216 Close of Meeting 19:10

Signed as a correct record of the meeting... *Anne Holland* Date... *11/2/2025*

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/2025/00786 – Gilleve, Beacon Hill Lane, Corfe Mullen BH21 3RU

Members of the Planning & Highways Committee met on 25 February 2025 to consider the application and object on the following grounds:

- The drawing showing the existing and proposed outbuildings along with the outline of new foundations does not show to scale. Therefore, it is difficult to determine whether the replacement outbuilding is materially different to the former outbuilding.
- Application type states class C3 dwelling houses. Proposed replacement outbuilding does not appear to be a dwelling house (whether or not as sole or main residence) for a single person or single household.
- Foundations already laid appear larger than the proposed replacement outbuilding.

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:** The bulk, height, materials, and visual impact of the proposed development is not compatible with the surrounding area.
- **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 within 5k of protected European and internationally protected 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 retro-fit costs.

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

- **Para 154:** The construction of replacement outbuilding within the Greenbelt is inappropriate due to the disproportionate additions over and above the size of the original building.

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.

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Appendix 2 - Application No: P/VOC/2025/00519 - 32 Highfield Road Corfe Mullen BH21 3PF

Members of the Planning & Highways Committee met on 25 February 2025 to consider the variation of condition 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):

- **HE2 – Design of New Development:** Scale and bulk of development would be overbearing and cause loss of amenity to adjacent properties.
- **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 retro-fit costs.

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.

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