



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

Present: **Councillors**
P Neil (Chair)
J Bonham
L Hardy
A Holland
V Papilio

In Attendance: Catherine Horsley (Town Clerk)
Rachel Virrill (Senior Administrator – Minute Taker)

Public Participation

There were 10 members of the public present, four of whom wished to speak pertaining to agenda item PC 24/236 – to consider request to submit a definitive maps modification for continuous use of the permissive route over Happy Bottom.

The first member of the public commented that as a resident in Pine Road, he had used the footpath for many years, unaware it was not a Right of Way and believed it was granted for public use by Charlie Wayman several years ago. He had not seen signs indicating it was private land and had spoken to over 30 residents who assumed it was accessible for public use. He confirmed he had never seen the footpath closed, despite legislation requiring closure of at least one day per year, to prevent Right of Way claims.

Two further members of public spoke as representatives of the landowner who reiterated the footpath was not a Right of Way or permissive route. Past efforts to close the footpath were blocked with signs and fences repeatedly removed and/or vandalised. The landowner held records of requests to users not to trespass on their land. The landowner wishes to install a fence on their land, due to health & safety concerns relating to steep inclines, bank erosion, exposed roots of fallen tree, due to the landowners duty of care to members of the public and livestock. The members of the public reported the Facebook group 'Keep Corfe Mullen Green' was encouraging trespassing, whilst blocking the landowner from the Facebook Group. Furthermore, it was felt, Corfe Mullen Town Council was providing the public with misinformation and should encourage the public to use the correct Rights of Way. The members of the public concluded, the landowner was open to discussing a resolution, if a safe and suitable option could be found.

The final member of the public spoke of using the footpath regularly for running, whilst taking responsibility for her own personal safety. Local running groups incorporated the footpath into their routes and OS maps indicated the path was a permissive route.

The Clerk clarified the views on social media were not those of Corfe Mullen Town Council and of individuals, with no misinformation published by the Town Council.

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

PC 24/230 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllrs Sowry-House and Florek who were attending an urgent Full Council meeting at Dorset Council in their roles as Ward Councillors, and Cllr Cuckston who had a prior commitment.

PC 24/231 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)

There were no declarations of interest.

PC 24/232 Paper A - To Approve minutes of meeting held on 11 March 2025 LGA 1972, sch 12, para 41

The Clerk informed members of an appeal received relating to Planning Application No. P/HOU/2024/03382 - Gillevé, Beacon Hill Road, Corfe Mullen, BH21 3RU. In August 2024, the Committee had no objections to the proposal to retain boundary fencing and foundation/base for replacement outbuilding. However, requested a condition was made that should planning permission be granted by Dorset Council Planning, that planning permission should be obtained ahead of commencement of any further works.

The appeal was for the same location as discussed at the previous meeting relating to Planning Application No. P/HOU/2025/00786 to erect replacement outbuilding and retrospective approval for foundation/base, whereby an objection was submitted.

The Clerk summarised the objection as a reminder to members and due to the tight deadline to submit comments to the Planning Inspectorate, asked if members wished to submit any further comments relating to the appeal.

Members agreed their objection to Planning Application No. P/HOU/2025/00786 as agreed at the previous meeting should be submitted to the Planning Inspectorate for Planning Application No. P/HOU/2024/03382.

It was **RESOLVED** for the Clerk to submit comments to the Planning Inspectorate relating to Planning Application No. P/HOU/2024/03382 - Gillevé, Beacon Hill Road, Corfe Mullen, BH21 3RU.

The minutes of the meeting held on 11 March 2025 were **APPROVED**.

PC 24/233 Paper B – To Note Planning Decisions Report – decisions between 5 - 19 March 2025

The planning decisions report was **NOTED**.

The Chair brought forward agenda item PC 24/236 following the representation by members of the public at the start of the meeting.

PC 24/236 Verbal – Consider Request to submit a Definitive Maps Modification for continuous use of the permissive route over Happy Bottom – Cllr Bonham

The Clerk presented Ordinance Survey (OS) maps available on Dorset Explorer, showing the location of the land in question, proposed fencing and public Right of Ways and Bridleway namely, E37/42, E37/4, and E37/40 respectively, across Happy Bottom for public use to negate the need to cross private land. The Council for the Preservation of Rural England (CPRE) definition of permissive footpaths and Open Spaces Society (OSS) guidance on submitting applications for a Definitive Map's Modification Order (DMMO) was provided.

Cllr Bonham noted in her opinion the following points:

- OS maps showed the path as a permissive route.
- As a regular user of the footpath, she believed the footpath should remain open for public use.
- Never seen closure signs and doubted the required annual closure had occurred.
- If a route had been used as if it was a Right of Way for over 20 years, a DMMO could be applied for, albeit evidence covering the full period would be required as part of the application process.
- Suggested arranging a meeting with the landowner to explore solutions, including potential funding options to keep the footpath open.

Members discussed the request for a Definitive Maps Modification Order for continuous use of the permissive route across Happy Bottom. A vote was taken with two members voting in favour of submitting an application to Dorset Council for a DMMO, two voting against with one abstention.

The Clerk reiterated the Town Council did not have the powers and was not responsible for public footpaths and Right of Ways in Corfe Mullen. Should individuals wish to progress with a DMMO in the location, they should apply direct to Dorset Council, acknowledging the process was lengthy, with a significant backlog of cases.

It was **RESOLVED** not to proceed with a Definitive Map Modification Order for continuous use of footpath on private land in the location across Happy Bottom.

The Chair returned to the sequential agenda.

PC 24/234 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:

Application No: P/HOU/2025/01468
Location: 4 Highfield Close Corfe Mullen BH21 3PJ
Proposal: Erect single storey rear extension, (demolish existing).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412927>

It was **RESOLVED** that there were no objections. However, it should be noted that no notification of planning application was displayed at the site to inform neighbours of the proposed development.

Application No: P/HOU/2025/01435
Location: 126 Springdale Road Corfe Mullen BH21 3QL
Proposal: Erection of annexe ancillary to the main dwelling house
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412893>

The Clerk noted Planning Application No, P/FUL/2024/06529 for the same location was considered and objected to by the Committee in November 2024 and read out the objections as a reminder.

It was **RESOLVED** to object on the same basis as follows:

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, bulk and visual impact in comparison to the existing dwelling, overdevelopment of the site 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.
- 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.

Application No: P/HOU/2025/01558
Location: 8 Primrose Way Corfe Mullen BH21 3NT
Proposal: Single Storey Front Extension and new driveway
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413025>

It was **RESOLVED** that there were no objections. However, it was noted that should Dorset Council Planning grant permission, a dropped kerb would need to be installed and removal of grass verge to gain access to the new driveway, owned and maintained by Dorset Council.

PC 24/235 To Note Tree Works Application received from Dorset Council Planning for information purposes:

Application No: P/TRT/2025/00955
Location: 43 Gladelands Way Corfe Mullen BH18 9JB, 157 Springdale Road Corfe Mullen BH21 3QQ and 25 Beech Close Corfe Mullen BH 18 9NJ
Proposal: T1 Beech - Reduce lower overextended secondary and tertiary branches by 1m growing towards property at approximately 5m up to 8m from ground level.
T2 Oak - Reduce lower overextended secondary and tertiary branches by 1m growing towards property at approximately 5m up to 8m from ground level.
T3 Beech - Reduce lower overextended secondary and tertiary branches by 1m growing towards property at approximately 5m up to 8m from ground level.
T4 Beech (located 157 Springdale Road) - Remove lower branches back to main stem. (Yellow crosses in attached photograph shows selected branches.)
T5 Beech (25 Beech Close located just beyond boundary line) - Fell.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412346>

The tree works application was **NOTED**.

PS 24/236 Verbal – To Note Highways Update

The Clerk provided an update on the repainting of the roundabout adjacent to Hillview Post Office, noting Cllr Purvis was liaising with Dorset Council Road Safety Officer relating to the work and costs involved to Dorset Council. A further update to be provided as and when required.

The Clerk noted the Deputy Clerk had scheduled a meeting with Dorset Council Highways on 2 April 2025, to discuss locations and requirements for Speed Indicator Devices (SIDS) across Corfe Mullen.

Cllr Bonham asked for an update on the recent Julians Bridge Working Party in respect of a pedestrian crossing on Wimborne Road, adjacent to the Lambs Green Inn. The Clerk confirmed she was unable to attend the meeting on 13 March 2025, due to annual leave. However, the draft proposals of the Working Party including safe crossings in and around the A31 Lake Gates Roundabout and Julians Bridge were presented at the Full Council meeting on 28 January 2025, whereby the proposal document was agreed in principle, subject to updates relating to accessibility for all users. Wimborne Minster Town Council were reviewing the draft proposal ahead of finalising and circulating to key stakeholders.

PC 24/237 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

PC 24/238 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 8 April 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/239 Close of Meeting at 19:12.

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

DRAFT

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)