



NOTICE OF NEXT COUNCIL MEETING

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING & HIGHWAYS COMMITTEE**
Time... **18:30**
Date... **Tuesday 11 March 2025**
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in black ink, appearing to read 'C Horsley'.

Catherine Horsley
Town Clerk & RFO
5 March 2025

PUBLIC PARTICIPATION: In accordance with Standing Orders, a maximum of 30 minutes is set aside before the business of the meeting commences to enable members of the public to raise any issues pertaining to the agenda for the attention of Councillors. Up to 5 minutes is allowed for each person. Members of the public will only be permitted to speak during the Public Participation agenda item.

Councillors will be discussing all the items listed on the agenda below.

AGENDA

- PC 24/217 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**
- 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)
- PC 24/219 Paper A - To Approve minutes of meeting held on 25 February 2025** LGA 1972, sch 12, para 41
- PC 24/220 Paper B – To Note Planning Decisions Report** – decisions between 19 February 2025 – 5 March 2025
- PC 24/221 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**

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>

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>

Application No: P/HOU/2025/00786
Location: Gilveve 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>

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 2no 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
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=411814>

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>

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

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>

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

PC 24/227 Matters for forthcoming agendas No decisions can be taken¹

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)

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**



**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**.

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: Gilleve 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.....*Date*.....

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.

**Corfe Mullen Town Council
25 February 2025**

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.

Corfe Mullen Town Council
25 February 2025

PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 11 March 2025



Agenda Item: PC 24/220

Paper: B

- Subject:** Planning Decisions Report
- Prepared By:** Rebecca Callender, Administrative Assistant
- Background:** All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee being submitted to Dorset Council as part of the planning consultation process.
- Key Points:** The decisions listed within the report detail all decisions made between 19 February and 5 March 2025

PLANNING DECISIONS

NONE

TREE DECISIONS

NONE

Certificate of Lawful Use

- P/CLE/2024/05884** **Location:** Hope Farm Mill Street Corfe Mullen BH21 3RQ
Proposal: Certificate of Lawfulness for the erection of a rural building along the western boundary of the site at Hope Farm, Mill Street, Corfe Mullen, Dorset, BH21 3RQ
Decision: Granted
Decision Date: 03/03/2025

Recommendation: To NOTE report.

PLANNING & HIGHWAYS COMMITTEE – REPORT

Meeting Date: 11 March 2025



Agenda Item: PC 24/226

Paper: C

Subject:	Highways Update
Prepared by:	Catherine Horsley, Town Clerk
Purpose of Report:	To note the update on current Highways issues being progressed by the Town Council office with National England and/or Dorset Council Highways and to consider request for road safety improvements on Wimborne Road.
Background:	<p>Members to consider all highways related matters in relation to the Parish of Corfe Mullen and to make any recommendations to Full Council for approval.</p> <p>Highways updates to also be provided to the Community Services Committee to note for information only.</p>
Key Points:	<p>(1) In line with the Community Highways Request Policy, a petition signed by 10 residents, supported by Cllr Bonham was submitted to the Town Council at the previous Planning & Highways Committee meeting held on 11 February 2025.</p> <p>The petition requests to facilitate a safe crossing of Wimborne Road, Corfe Mullen from between Wayground Road and Pine Road.</p> <p>Members to consider request and agree how to proceed. Any recommendation to be presented to the next Full Council meeting for approval.</p> <p>Background: Previously, the Council received a request for a pedestrian crossing in this location for those residents living in Pine Road to have a safe crossing, particularly for bus users reaching the bus stops.</p> <p>At the time, Cllr Purvis visited the site and concurred that due to sight lines and visibility on the brow of a hill and road bends, he felt a pedestrian crossing was not suitable in this location. It should be noted, pavements are limited or not at all in this location, therefore, leaving no space for the infrastructure associated with a pedestrian crossing.</p> <p>Cllr Purvis felt a better location for a crossing was further down Wimborne Road towards the Lambs Green Inn, as there was better sights lines and visibility as the road was straighter.</p> <p>As part of the remit of the Joint Julians Bridge Working Party with Wimborne Minster Town Council the speed limit on Wimborne Road exiting the A31 Lake Gates roundabout, and a pedestrian crossing are being discussed and will form part of the proposal to Dorset Council Highways and National Highways.</p>

	<p>(2) Resident in Pheliips Road has requested a 20mph zone on the Phelipps Estate, due to poor visibility on road due to parked and speeding vehicles. The resident has been referred to the Community Highways Request Policy.</p> <p>It should be noted, Dorset Council Highways have recommended that any requested for 20mph zones in Corfe Mullen should be considered by area, not individual roads.</p>
Implications:	<p>£20,000 has been allocated in the 2025/26 financial year for road safety measures.</p> <p>The road safety of Corfe Mullen residents, particularly school children attending local schools and play areas should be a priority for the Town Council. Even if the Town Council supports the request, the locations may not meet the criteria and/or are not guaranteed as other primary consultees may not support it.</p>
Recommendation:	<p>To NOTE update and consider request for road safety improvements on Wimborne Road.</p>