



**Minutes of the meeting of the Planning & Highways Committee held on  
Tuesday 8 April 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  
D Sowry-House

**In Attendance:**       Catherine Horsley (Town Clerk)  
Daryl Pearce (Deputy Town Clerk – Minute Taker)

**Public Participation**

There were 3 members of the public present none of whom wished to speak.

**PC 24/240    To Receive and Accept apologies for absence (LGA 1972 s85 (1))**

Apologies for absence were received and accepted from Cllr Neil due to work commitments, and Cllr Cuckston who had a prior commitment.

**PC 24/241    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 24/242    Paper A - To Approve minutes of meeting held on 25 March 2025** LGA 1972, sch 12, para 41

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

**PC 24/243    Paper B – To Note Planning Decisions Report** – decisions between 19 March – 2 April 2025

Cllr Sowry-House noted in his role as Dorset Council Ward Councillor he had spoken with the applicant relating to Outline Planning Permission Application No. P/OUT/2025/00633 – 9 South Road, Corfe Mullen BH21 3HY to erect a two-storey dwelling and associated works, due to the potential risks posed by proposed development in proximity to Sites of Special Scientific Interest (SSSIs) and potential changes to the 5 year housing land supply. Therefore, the applicant had decided to withdraw the application at this time.

The planning decisions report was **NOTED**.

AM

**PC 24/244 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**

**Application No:** P/HOU/2025/01657  
**Location:** 8 Beacon Gardens Corfe Mullen BH18 9JY  
**Proposal:** Demolition of existing conservatory and erect single storey rear extension and internal rearrangements.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413127>

It was **RESOLVED** that there were no objections. However, it was noted no planning notice was displayed at the site.

**Application No:** P/HOU/2025/01518  
**Location:** 11 Lavender Way Corfe Mullen BH18 9NN  
**Proposal:** Single story flat roof rear extension.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=412980>

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

**Application No:** P/HOU/2025/01790  
**Location:** 125 Wimborne Road Corfe Mullen BH21 3DU  
**Proposal:** Erect single story rear extension and porch.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413272>

It was **RESOLVED** that there were no objections. However, it was noted no planning notice was displayed at the site.

**Application No:** P/HOU/2025/01820  
**Location:** Silver Hayes Beacon Road Corfe Mullen BH18 9JL  
**Proposal:** Front extension, raise ridge height, increase first floor accommodation, inc. 2 side dormers and covered balcony to rear. Demolish existing detached garage and outbuilding, construct detached double garage and workshop.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413307>

It was **RESOLVED** that there were no objections. However, it was noted no planning notice was displayed at the site.

Discussion took place relating to applicants/agents' responsibility to display planning notices on site as part of the planning process. Members raised concerns that neighbours may be unaware of proposed development, which was not helpful to local democracy and the ability to comment on planning applications and/or make a representation at the Planning & Highways Committee meeting.

It was agreed the Clerk should write to the Head of Dorset Councils Planning and the Portfolio Holder advocating for re-introduction of yellow site notices being displayed by Dorset Council Officers as previously. Should a planning notice not be displayed on site, the timeline for submitting comments should automatically be extended. Examples of the planning applications, whereby planning notices had not been displayed to be included in the letter.

AA

**PC 24/245 To Note Non-Material Amendment Application received from Dorset Council for information purposes only:**

**Application No:** P/NMA/2025/01929  
**Location:** 25 Rectory Avenue Corfe Mullen BH21 3EZ  
**Proposal:** Non-material amendment to approved planning application P/HOU/2024/06106 (Raise roof to create first floor habitable accommodation with gable ends and dormers, replace rear extension roof with flat roof and alterations to existing doors and windows) to reduce the size of some of the windows.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413423>

The Non-Material Amendment was **NOTED**.

**Application No:** P/NMA/2025/01707  
**Location:** Land off Stour View Gardens Corfe Mullen  
**Proposal:** Non-Material Amendment to approved planning application 3/15/0332/OUT (Part demolish 24A Stour View Gardens and Workshop. Form access off Stour View Gardens with alteration to access of 24A Stour View Gardens and construct three detached dwellings with garaging and bin store) to remove the word 'Bungalows' from the description and replace with 'Dwellings'.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413188>

The Chair noted the Committee had previously objected to the numerous planning applications for the site. However, the Non-Material Amendment related to replacing the word 'bungalows' to 'dwellings', which had already been approved by Dorset Council Planning.

The Non-Material Amendment was **NOTED**.

Cllr Sowry-House in his role as Dorset Council Ward Councillor advised that he had been liaising with the Dorset Council Planning Officer following representations received from residents in Stour View Gardens and a site visit. One of the main concerns was access to the site and demolition of part of 24a Stour View Gardens to widen access to the site.

Cllr Sowry-House concluded he would continue to liaise with the Dorset Council Planning Officer to ensure access issues to the site were resolved.

It was agreed a representation from the Town Council would be submitted to Dorset Council Planning Officer to reinforce the comments already made by Cllr Sowry-House.

**PC 24/246 To Note Certificate of Lawful Use Proposed received from Dorset Council for information purposes only:**

**Application No:** P/CLP/2025/01794  
**Location:** 41 Hamilton Road Corfe Mullen BH21 3PH  
**Proposal:** Single storey rear extension and single storey side extension.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=413277>

The Certificate of Lawful Use was **NOTED**

**PS 24/247 Verbal – To Note Highways Update**

The Clerk provided the following update:

HH

- Community Highways Request Policy: A copy of the process infographic and a petition template had been uploaded onto the Council website under amenities along with a Facebook post directing members of the public who may wish to seek the Council's support for road safety improvements in the village.
- Cllr Purvis was liaising with Dorset Council Road Safety Officer and Project Team Manager relating to line marking on Hillview Roundabout/junction and timeline for works to be carried out.
- Response received from Vikki Slade MP regarding parking on pavements had been circulated to members ahead of the meeting.

Members noted the resurfacing and line markings on Springdale Road up to the boundary with BCP Council, had recently been completed by Dorset Council Highways. However, concerns were raised relating to the traffic island on the bend at Springdale Road near to Julia's House, whereby the road surfacing, particularly the red painted area required attention and for BCP Council to consider installing double yellow lines leading up to the traffic island/bend from Springdale First School due to parked vehicles reducing visibility, resulting in traffic driving in the middle of the road.

It was agreed the Clerk would write to BCP Council Highways raising road safety concerns on Springdale Road.

The update was **NOTED**.

**PC 24/248 Matters for forthcoming agendas** No decisions can be taken<sup>1</sup>

There were no matters for forthcoming agendas noted. However, the Clerk provided the following update:

- At the previous meeting, members agreed to submit an objection to the Planning Inspectorate relating to Planning Application No. P/HOU/2024/03382 - Gilleve, Beacon Hill Road, Corfe Mullen, BH21 3RU. Letter was sent to the Planning Inspectorate on 26 March 2025.
- Static Caravan on land off Bridleway SE18/19 by the Holme Bush Inn, Corfe Mullen was still in situ, albeit Dorset Council Planning Enforcement had advised in July 2023, that the owner could not station a caravan on his land, due to being already covered by an extant Enforcement Notice preventing such use. Cllr Sowry-House in his role as Dorset Council Ward Councillor was following up with Dorset Council Planning Enforcement.
- The Clerk had been contacted by the site manager of the Harry J Palmer site on Wimborne Road and visited the site on 4 April 2025 regarding the installation of a footpath leading from the private development into the carpark at Corfe Mullen Recreation Ground. An email has been sent to Dorset Council Planning to understand the position with the planning permission granted by Dorset Council and to seek a resolution for both parties.

Cllr Sowry-House in his role as Dorset Council Ward Councillor had also been in contact with the Dorset Council Planning Officer and had arranged a meeting on 11 April 2025 to discuss. An update to be provided at the next meeting.

**PC 24/249 To Agree a date and time for the next meeting** – the date and time of the next meeting will be Tuesday 22 April 2025 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

<sup>1</sup> 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 24/250    Close of Meeting at 19:23.**

Signed as a correct record of the meeting.....*Anne Holland*.....Date.....*22/4/2025*.....

