

# CORFE MULLEN PARISH COUNCIL

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## PLANNING COMMITTEE

There is to be a meeting of the above committee at the Small Hall, Village Hall, Towers Way, Corfe Mullen on Tuesday 11<sup>th</sup> December 2018 commencing at 7.00pm.

Mrs K M Blee  
Parish Clerk  
5<sup>th</sup> December 2018

Mrs Katrina M Blee  
Clerk To The Council  
Council Office  
Village Hall  
Towers Way  
Corfe Mullen  
Wimborne  
Dorset  
BH21 3UA

Members of the Committee: Cllrs. Anderson, Everett, Harrison, A Holland, Jefferies, Mattocks, Stennett and Waterman.

### PUBLIC DISCUSSION PERIOD

Members of the Public will have an opportunity to raise issues pertaining to this agenda before the meeting starts. Each member of the public will be limited to a 5 minute slot.

### AGENDA

1. To Receive apologies for absence
2. To Record any declarations of interest
3. To Approve minutes of meeting held on 27<sup>th</sup> November 2018
4. Consideration of the following planning applications:

3/18/2884/HOU Applicant: Mrs S Prince Agent: Johnathon Hallett MCIAT, Wimborne	Loft conversion incorporating two flat roof dormer extensions, gable roof extension, flat roof over existing garden room and door and window alterations. <b>9 Firside Road</b>
3/18/3023/HOU Applicant: Mr & Mrs Gallagher Agent: MBA Architecture Ltd	Proposed roof extension to provide accommodation and conversion of an existing bungalow. <b>3 Southlands Avenue</b>
3/18/3134/HOU Applicant: Mr Clive Hamling Agent: BeMa Architects, Parkstone	Single extension to the front elevation, insert large window to gable to the front. Replace hip gable end to open gable roof to the front. Replace side roof lights with two cat slide dormer windows. <b>34 Blythe Road</b>
3/18/3155/FUL Applicant: Harry J Palmer Holdings Ltd Agent: Chapman Lily Planning Ltd, Wareham	Construct detached building for office use (revised scheme) with associated parking and landscaping. <b>Land Adjacent to 6 Birch Close</b>
3/18/3223/HOU Applicant: Mr Dave Mure Agent: Mr Neil White, Corfe Mullen	Single storey rear extension with new roof light and rear sliding doors. <b>16 Ivor Road</b>

**Applications and Plans are available to view online :**  
<http://planning.eastdorsetdc.gov.uk/online-applications/>

5. Items of Information and Matters for Forthcoming Agendas
6. To Confirm date and time of next meeting as Tuesday 8<sup>th</sup> January 2019 at 7.00 pm.

**Minutes of the PLANNING COMMITTEE held at the Village Hall, Corfe Mullen on Tuesday 27<sup>th</sup> November 2018 commencing at 7pm**

**Present:** Cllr Mattocks - Chairman

Cllrs	Harrison	Jefferies	Waterman
	A Holland	Stennett	

Officers in attendance: Katrina Blee (Clerk) and Claire Gamble (Assistant Clerk).  
Also in attendance: Cllr P Holland and Cllr B Honeyman.

**PUBLIC DISCUSSION PERIOD**

There five members of the public present.

One resident spoke against application no 3/18/0996/OUT and expressed concern that the high-cost consultancy work undertaken for the Core Strategy was being ignored by the District Council.

Another resident spoke against application 3/18/0996/OUT and expressed frustration at the lack of enforcement regarding the containers at the top of Pardys Hill on land owned by the same landowner. He was concerned that if this proposal was refused containers might be placed on this land too.

In addition, he expressed concern that the landowner, who is a parish councillor, purports to be working for the good of the community when so many residents are outraged at the clearing of the land, hedge, and the continuing presence of the containers. Councillors reminded the resident that parish and town council elections are to take place in May 2019 so residents could express their views through the ballot box if there was a poll. The resident expressed concern that people do not appreciate that they should vote for fourteen people. Councillors said that this point will be addressed in the next meeting of Full Council which is discussing the upcoming elections.

The Clerk read out an email in regard to application no 3/18/0996/OUT from a disabled resident, who was unable to attend the meeting, asking councillors to take into account the need for single storey dwellings, as expressed in the housing survey responses. This was noted for future reference, however as the application is outline only this detail would be considered at a later date.

**18/236 Apologies for Absence**

Apologies were received from Cllr Everett.

**18/237 Declarations of Interest**

There were no declarations of interest.

**18/238 Minutes**

The minutes of the Planning Committee Meeting held on 13<sup>th</sup> November 2018 were approved.

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It was agreed that the following observations should be submitted to the District Council:

<p>3/18/0996/OUT  Applicant: East Boro Housing Trust  Agent: Henshaw Building Services</p>	<p>Development of 12 affordable dwellings and associated access onto Pardys Hill. Outline application with all matters reserved, as amended by plans received 7/11/2018 to reduce the number of dwellings to 9 with amended access and parking area.  <b>Land to the North of Pardys Hill, West of Sleight Lane</b></p> <p><b>Object: for the following reasons: -</b></p> <ol style="list-style-type: none"> <li>1. <b>It is noted that around 50% less affordable housing than originally planned for in the Core Strategy is to come forward in the plan period, which indicates that there is now a case for consideration of an exception site under Policy LN4.</b></li> </ol> <p><b>However, this policy lays down in para 5.5 a specific process for the identification of a preferred exception site to include an evidenced scoping exercise and sequential test of potential sites with evidence of site investigations. As this process has not been undertaken to date the proposal must be viewed as premature and is considered to be contrary to Policy LN4. The Parish Council hopes to embark on this process in early 2019, hopefully with the assistance of the planning authority.</b></p> <p><b>The Parish Council notes the Planning Inspector's comments in his decision on a previous application that 45 respondents to the Parish Council's housing survey showed the Pardys Hill area as a preferred site for housing, however the question was designed only to give an initial indicator before a scoping exercise is undertaken and the low overall survey response and number of respondents indicating this preference is in stark contrast to the number of objections to this proposal which at the time of writing stands at 147.</b></p> <ol style="list-style-type: none"> <li>2. <b>The Parish Council has concerns that the proposal may pose a flood risk, in particular from surface water run off in a location which is already prone to flooding.</b></li> </ol> <p><b>The Parish Council requests that this application is determined at the Planning Committee and not under delegated powers.</b></p>
<p>3/18/2807/HOU  Applicant: Mr Samtani  Agent: N A Palmer Design, Winchester</p>	<p>Proposed Garage.  <b>31 Albert Road</b>  <b>No Objection</b></p>
<p>3/18/2975/HOU  Applicant: Mr R Heard  Agent: Mr Malcom Randall, Upton</p>	<p>Two storey extension and alterations. Raise roof to form two storey dwelling.  <b>19 Corfe Lodge Road</b>  <b>No Objection</b></p>

**18/240 Items of Information and matters for forthcoming Agendas**

- a) *Containers at the top of Pardys Hill*

**EXCLUSION OF PRESS AND PUBLIC**

***Although there were no members of the public present at this point in the meeting, It was resolved that: by reason of the confidential nature of the business to be transacted the press and public be excluded during consideration of the following item.***

*Cllr Waterman requested an update on the current situation regarding the containers at the top of Pardys Hill.*

*Cllr Harrison reminded members of a previous update he had given and provided clarification on members' queries.*

- b) *Beacon Hill – Cllr Jefferies reported that Suez have submitted its planning application to extend their operation at Beacon Hill Landfill Site for a further ten years. This was noted.*
- c) *Core Strategy Housing and relocation of the allotments*

**EXCLUSION OF PRESS AND PUBLIC**

***Although there were no members of the public present at this point in the meeting, It was resolved that: by reason of the confidential nature of the business to be transacted the press and public be excluded during consideration of the following item.***

*The Clerk provided an update she had received from Savills, agents for Canford Estates, on progress for the new development and resultant relocation of the allotments. This was noted.*

**18/241 Date and Time of Next Meeting**

*The date and time of the next meeting were confirmed as Tuesday 11<sup>th</sup> December 2018 at 7:00 pm.*

*The meeting closed at 7.45pm.*

**PLANNING COMMITTEE INFORMATION REPORT 11<sup>th</sup> December 2018**

**PLANNING APPLICATION DECISIONS**

3/18/2282/HOU	Alterations and extensions. <b>Beacon Lodge, Corfe Lodge Road</b> <b>Granted</b> <b>PC: No Objection</b>
3/18/2370/FUL	Demolition of existing garage and erection of single storey dwelling with associated car parking. <b>123 Wareham Road</b> <b>Granted</b> <b>PC Object:</b> The very contemporary design is out of keeping with surrounding properties and the character of the area. The proximity to 125a will cause loss of light to its windows on the north elevation and loss of amenity due to the noise of vehicles accessing the new property. There is concern that the proposed access driveway is very narrow. In addition, there would be loss of amenity to no. 123 Wareham through noise and disturbance of vehicle movements.
3/18/2646/HOU	Single storey front and rear extension. <b>22 Diprose Road</b> <b>Granted</b> <b>PC: No Objection</b>
3/18/2699/HOU	Single storey rear extension. <b>13 Springdale Grove</b> <b>Granted</b> <b>PC: No Objection</b>
3/18/2723/HOU	Alterations and extensions to roof to enlarge existing rooms in roof-space. <b>22 Hillside Road</b> <b>Granted</b> <b>PC: No Objection</b>
3/18/2806/HOU	Single storey flat roof extension enlarge existing garage and replace existing roof. <b>40 Highfield Road</b> <b>Granted</b> <b>PC: No Objection</b>

**TREE DECISIONS**

3/18/3019/TCA	T1 Pine, T2 Ash & T3 Cherry - Fell. T4 Hawthorn - Reduce to hedge level. T5 Beech - Remove storm damaged limb. T6 Ash - Remove deadwood over the highway. <b>Harts Cottage, Brog Street</b> <b>No objections raised</b>
3/18/3025/TTPO	T1 Silver Birch – Fell or height reduction of approximately 7m. <b>Land to the rear of Bakers View</b> <b>Granted</b>
3/18/3075/TTPO	T12, T17, T33, T36, T37 and T38 – Scots Pine x 6 – Fell. T27 - Maritime Pine – Fell <b>15 Wills Close</b> <b>Refused</b>

3/18/2543/TTPO	T1 Scots Pine - Remove the first two primary branches that grow towards the house; remove further pendulous secondary branches to increase the clearance of the dwelling to 4m. <b>21 Caesars Way</b> <b>Split decision</b>
3/18/2859/TTPO	T1 - Cedar- raise crown by 4 meters pruning secondary growth. Branch growing towards property reduce by 1.5 meters. <b>6 Wayground Road</b> <b>Granted</b>

#### APPEAL OUTCOMES

3/18/0920/PNAGD	Conversion of an agricultural building to residential (Class Q). <b>Little Manor Farm, Waterloo Road</b> <b>Appeal dismissed</b>
3/18/0128/HOU	Alterations and extension. Beacon Lodge, Wareham Road <b>Appeal dismissed</b>

#### CERTIFICATE OF LAWFULNESS

3/18/2794/CLP	Rear and side single storey extensions (Remove conservatory). <b>7 Beacon Way</b> <b>Not Lawful</b>
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