

# 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 8<sup>th</sup> October 2019 commencing at 7.00p.m.

Mrs K M Blee  
Parish Clerk  
2<sup>nd</sup> October 2019

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

Members of the Committee: Cllrs Barron, Everett, A Holland, Honeyman, Howard, Mattocks, Stennett and Sowry-House

### 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 24<sup>th</sup> September 2019
4. To Note Planning Decisions Report
5. Consideration of the following planning applications:

3/19/1375/HOU Applicant: Mr M Montague	Two storey side extension and single storey extension to link to garage with new pitched roof over. <b>73 Wimborne Road</b>
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*Applications and Plans are available to view online at:*  
<http://eastdorsetplanning.christchurchandeastdorset.gov.uk/>

6. Items of Information and Matters for Forthcoming Agendas
7. To Confirm date and time of next meeting as Tuesday 22<sup>nd</sup> October 2019 at 7.00 pm.

### ITEM 3 MINUTES OF PREVIOUS MEETING

#### Minutes of the PLANNING COMMITTEE held at the Village Hall, Corfe Mullen on Tuesday 24<sup>th</sup> September 2019 commencing at 7pm

**Present:** Cllr A Holland - Chairman

Cllrs	Barron	Howard	Stennett
	Everett	Mattocks	Sowry-House

Officer in attendance: Katrina Blee (Clerk).

**The meeting was filmed for trial purposes.**

#### **PUBLIC DISCUSSION PERIOD**

There were two members of the public present, including Richard Lonsdale who was assisting with the trial recording.

#### **19/209 Apologies for Absence**

Apologies were received from Cllr Howard.

#### **19/210 Declarations of Interest**

There were no declarations of interest.

#### **19/211 Minutes**

The minutes of the Planning Committee Meeting held on 10<sup>th</sup> September 2019 were approved.

*Nem Con*

#### **19/212 Planning Decisions Report**

The report on recent planning decisions was noted.

#### **19/213 Planning Applications**

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

3/19/1279/HOU Applicant: Mr & Mrs D Snook Agent: R Wilkinson Architects, Sturminster Marshall	Fence to front boundary (retrospective) <b>164 Springdale Road</b> <b>Object: The fence is too high for fronting the highway and should be reduced to 1m.</b>
3/19/1677/HOU Applicant: Mr & Mrs Harker Agent: The Design Board, Corfe Mullen	Two storey rear extension <b>1 Roman Heights</b> <b>No Objection</b>

*Nem Con*

**19/214 Tree works application in a conservation area**

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

3/19/1827/TCA  Applicant: Mr M Wood	T2 Ash: Fell to ground level. T3 & T4 Oak: Prune to clear cable by 0.5m; crown lift over garden to provide a 3.5m clearance from ground level. T5 & T6 Horse Chestnut: Crown lift to 4m above ground level; prune back crown over the neighbouring property side only by up to 1.5m to suitable growth points. <b>Sleight House, Sleight Lane</b> <b>No Objection</b>
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*Nem Con*

**19/215 Items of Information and matters for forthcoming Agendas**

The Clerk was asked to find out if a schedule of works for the new development north of Wimborne Road could be obtained for information.

**19/216 Date and Time of Next Meeting**

The date and time of the next meeting were confirmed as Tuesday 8<sup>th</sup> October 2019 at 7.00 pm.

The meeting closed at 7.14 p.m.

**ITEM 4 PLANNING DECISIONS REPORT**

**PLANNING COMMITTEE INFORMATION REPORT 8 OCTOBER 2019**

**PLANNING APPLICATION DECISIONS**

3/19/1214/FUL	Erect two detached dwellings. <b>15 Croft Close</b> <b>Refused:</b>  <ol style="list-style-type: none"><li>1. The proposal, by virtue of excessive combined scale and massing and the rhythm and spacing of the dwellings, would be a discordant feature on the wider Croft Close street scene. The proposal is therefore considered to be poor design and as such does not accord with Christchurch and East Dorset Part 1 Core Strategy Policy HE2.</li><li>2. The proposal would have a significantly adverse and harmful impact on the residential amenity of both the occupiers of the adjacent residential dwelling 17 Croft Close by virtue of over-bearing impact and some loss of light, and the prospective occupiers of proposed replacement dwelling Nos. 13 Croft Close by virtue of inadequate natural light and oppressive outlooks in habitable rooms (bedrooms 2, 3 and 4). Therefore, the proposed development does not accord with Christchurch and East Dorset Part 1 Core Strategy Policy HE2.</li><li>3. Inadequate and insufficient survey and mitigation information has been submitted in order for the Local Planning Authority to</li></ol>
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conclude that the proposed development would not have an adverse impact on protected species. Therefore, the proposed development does not accord with the Christchurch and East Dorset Part 1 Core Strategy Policy ME1 and the Wildlife and Countryside Act 1981.

4. Inadequate and insufficient survey and mitigation information has been submitted in order for the Local Planning Authority to conclude that the proposed development would not have an adverse impact on protected trees. Therefore, the proposed development does not accord with the Christchurch and East Dorset Part 1 Core Strategy Policies HE2 and HE3.
5. The site lies between 400m and 5km of the European wildlife sites. The proposal fails to secure the avoidance measures identified as necessary to mitigate the impact of the development, in combination with other plans and projects, on the integrity of the designated site as set out in the Dorset Heathlands Planning Framework Supplementary Planning Document (SPD) 2015-2020. As such the proposal is contrary to policy ME2 of the Christchurch and East Dorset Local Plan, Part 1 - Core Strategy, Adopted April 2014, the provisions of the National Planning Policy Framework, particularly paragraph 118 and the Conservation of Habitats and Species Regulations 2017

**PC Strongly Object:** the Parish Council maintains that this is overdevelopment and out of scale and character with neighbouring properties. Croft Close is characterised by well-spaced properties in generous plots, in keeping with the adjacent Special Character Area in Central Avenue.

The revised proposals are not substantially different and are too large for the site and would be cramped in relation to each other and neighbouring properties. The design is too modernistic and therefore would appear incongruous, especially when viewed from the PROW at the rear of the site. They would be an eyesore in this characterful close.

The properties would cause loss of light to no. 17 and would appear generally bulky. The proximity of one of the proposed dwellings to no. 17 would have an overbearing effect resulting in a detrimental impact to the amenity currently enjoyed by no.17.

Their positioning on the plot neither respects the front nor the rear building line. The rear of the properties would overlook gardens and living accommodation in Blythe Road to the rear, and nos. 17 and 11 Croft Close, this would be exacerbated by their upside-down design, where the living accommodation is on the upper floor. This would result in loss of privacy to these dwellings.

The two proposed dwellings would be very close to each other and in particular three of the bedroom windows of the easternmost dwelling would have a poor and gloomy outlook to the other dwelling and a fence. This is poor quality design.

	<p>It is also noted that the parking allowed for is below the recommended standard for the size of the houses. It is unrealistic to expect the large proposed houses to only have two cars.</p> <p>The revised proposals do not address a number of other key points raised by the Inspector in his report dismissing the appeal:</p> <ol style="list-style-type: none"> <li>1. No bat survey has been done despite the fact that it is believed that there are bats in the dwelling to be demolished and this needs to be properly assessed;</li> <li>2. No new Arboricultural survey has been done. The Parish Council would also like to highlight that there are some Weymouth pines (Pinus Strobus) on the site, these are actually the most eastern group of Weymouth pines in the UK and should be protected. A comprehensive Arboricultural survey by a qualified consultant approved by the Arboricultural Association is therefore essential;</li> <li>3. The Design and Access Statement does not refer to the appeal dismissal nor how the new proposals address the concerns of the Inspector, instead it is merely a rehash of the original statement.</li> </ol> <p>The Parish Council therefore concludes that the proposal is not compliant with Policies HE2, HE3 and ME1 of the Core Strategy.</p>
3/19/1237/HOU	<p>Erect a single storey timber annexe for ancillary use to main dwelling  <b>212 Wareham Road</b>  <b>Granted.</b>  <b>PC Object:</b> The proposed annexe is very large in relation to the main dwelling and its separation from it, together with it having full bathroom and kitchen facilities, amounts to a separate dwelling rather than an annexe with no dependency on the main dwelling, therefore it is contrary to Policy HODEV4. As a separate dwelling it would not be permissible either as it is within the 400m zone of Upton Heath.</p>
3/18/1247/HOU	<p>Two storey rear extension.  <b>5 Wills Close</b>  <b>Granted</b>  <b>PC: No Objection</b></p>
3/19/1445/PNRD	<p>Create a 2no bedroom flat with garden and 2 off road parking spaces.  <b>The Post Office, Badbury View Road</b>  <b>Prior notification not required.</b>  <b>Parish Council: Object.</b></p>
3/19/1493/HOU	<p>Single storey rear extension (demolish existing conservatory).  <b>30 Gladelands Way</b>  <b>Granted</b>  <b>PC: No Objection</b></p>
3/19/1495/HOU	<p>Single storey rear and side extension.  <b>3 Beacon Way</b>  <b>Granted</b>  <b>PC: No Objection</b></p>
3/19/1506/HOU	<p>Single storey rear and first floor extension.  <b>58 Roman Road</b>  <b>Granted</b>  <b>PC: No Objection</b></p>

## CERTIFICATE OF LAWFUL PURPOSE

3/19/1836/CLP	Small extension to an existing garden structure annexed to the existing dwelling. <b>19 Pine Road</b> <b>Lawful</b>
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## TREE DECISIONS

3/19/1731/TTPO	Parish Council Offices T1, T376 Purple Maple, T375 Rowan, T377 Weeping Birch & T378 Ornamental Cherry: Fell.  <b>Does not require consent</b>
3/19/1733/TTPO	Car Park, Springdale Road, G12 & G13 Oak: Crown lift to 5.2m above ground level. T374 Oak: Prune branches to provide 0.5m clearance of light column.  <b>Does not require consent</b>
3/19/1797/TTPO	24 Cogdean Close T1 Oak: Fell.  <b>Granted</b>
3/19/1434/TTPO	1 Field Way T1 Oak: No work. T2 & T3 Oak: Reduce back overhanging branches by approximately 2m to growth points (annotated in photograph); deadwood.  <b>Granted</b>
3/19/1557/TTPO	7 Cogdean Close & 10 Cogdean Walk T1 English Oak: Fell to ground level. (7 Cogdean Close) T2 English Oak: Lateral branch reduction of no more than 1.5m on lowest primary branch growing directly over the property in a westerly direction. (10 Cogdean Walk)  <b>Granted</b>