

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **27 February 2024** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT: Councillor W Pipe (in the Chair (Environment))
Councillor J R Burns (in the Chair (Planning))
Councillor M Pryor
Councillor F H Drane
Councillor S McKell
Councillor D Wilson
Councillor C Evans
Councillor R Griffin

Also in attendance: Mrs S Samways, Administration Officer
Mr P Merifield, Outside Operations Manager

413/23 PUBLIC PARTICIPATION

No members of the public were present.

414/23 DECLARATIONS OF INTEREST

No Declarations of Interest were received.

415/23 APOLOGIES FOR ABSENCE

Apologies for absence were received from:
Mrs K Cane, Town Clerk – non-business
Mrs K Osborne, Deputy Town Clerk – non business

416/23 TO RECEIVE A PRESENTATION FROM DORSET'S COMMUNITY RESILIENCE LIASION OFFICER REGARDING THE DORSET LOCAL RESILIENCE FORUM AND A COMMUNITY EMERGENCY RESPONSE PLAN FOR THE TOWN:

Dorset Community Resilience Liaison Officer, Clare Jennings gave an interesting, informative and thought provoking presentation; Members agreed the need to establish a Community Emergency Response plan for our town.

417/23 CLERKS REPORT (ENVIRONMENT):

a) Minute 171/22 Trailway Improvement Heritage Project: The contents of the sign is being collated prior to instructing a graphic designer. With current staffing issues, it was decided to put this project temporarily on hold.

b) Minute 305/23 Condition of garages at The Triangle: This has been raised with Dorset Council's Building Control Team and a response is still awaited.

c) Minute 35/23 Planters Blandford Road North: The planters have been received. The Outside Operations Manager advised these planters were factored in the plant ordering scheme, so will be planted

up and sited along with the Summer planting schedule (May/June 2024).

d) Minute 318/23 To consider re-starting the tree planting programme: The tree planting programme will be re-started, with Cllr McKell liaising closely with the Outside Operations Manager regarding appropriate sites.

e) Minute 316/23 Request for a crossing in Dorchester Road, Lytchett Minster: To support the request for a pedestrian crossing on Dorchester Road, public consultation is required; it was proposed, seconded and **RECOMMENDED** to use Upton Link distribution to access all households.

f) Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road. Consultation documentation to be drafted.

g) Minute 269/23 Dorchester Road, Lytchett Minster Flooding Cllrs Pipe and McKell met with Sir C Lees (Lees Estate); subject to achieving Government funding, the Lees Estate plan to install two water catchment ponds. Cllr Wilson advised there may be drone footage of recent flooding available which could support any funding application.

h) 255/23: Relocation of the SID Poole Road. Consultation with residents has taken place with one response received in support of the location. Dorset Council has been instructed to carry out the speed survey.

418/23 CORRESPONDENCE (ENVIRONMENT):

- a)** Dorset Council Fatal Road Traffic Collision – site investigation report – Blandford Road North: Cllr Pipe declared an interest as he knows the driver. After discussion it was **PROPOSED, SECONDED and RECOMMENDED** signage may help to alert drivers to the presence of pedestrians in this area. Dorset Council Highways will be contacted to provide an appropriate sign. (Danger Pedestrians, Warning Pedestrians or similar). This report to be acknowledged with Dorset Council.

Cllr Burns arrived at this point.

419/23: TO CONSIDER THE PURCHASE OF A SCANNER TO ENABLE OUTSIDE OPERATIONS TEAM TO CARRY OUT UNDERGROUND UTILITY CHECKS IN-HOUSE:

The Outside Operations Manager explained the model proposed has several functions, detecting any metal but not gas or water mains; both the Outside Operations Manager and Outside Operations Assistant are qualified to operate the scanner. It was **PROPOSED, SECONDED and RECOMMENDED** to purchase a new scanner.

420/23 TO CONSIDER DATA CAPTURE SHEET FOR HIGHWAYS ISSUES ACROSS THE TOWN.

The Deputy Clerk to collate the issues raised by Members and take to the next meeting with Dorset Council Highways on 22 February 2024. This meeting had to be postponed until 7 March 2024.

Consideration of this Highways Data Capture sheet to continue to be included on every Agenda of ENPLAN committee going forwards.

421/23 TO NOTE THE LYTCHETT BAY VIEW ANNUAL REPORT:

This was 'The Lytchett Bay Report', produced by Shaun Robson and Nick Hull, reflecting the successful partnership of organisations including Birds of Poole Harbour, RSPB, The Lees Estate, BCP etc. Members noted the impressive and detailed report, congratulating the authors.

422/23 TO RECEIVE UPDATES FROM ENVIRONMENTAL CHAMPIONS:

Highways	<ul style="list-style-type: none"> i) Dorset Council has advised they have arranged for a contractor to litter-pick the Upton bypass verges overnight Mon 11 to Thu 14 March 2024. ii) Litter on A35 slip road verges at Upton Gateway Roundabout (Creekmoor); the Outside Operations team to check and clear. iii) Request for daffodils along the Upton section of the A35, to continue those along the BCP section. Request to DC
Limberlost	i) The 'dragon's teeth' need replacing, as part of the general tidy -up; the Outside Operations team to check underground services locations.
Litter Bins	No issues reported.
Street Furniture	The damaged (beyond repair) Royal British Legion sponsored bench at Upton Cemetery is still in situ; the Deputy Clerk to confirm the correspondence with RBL re: time allowed for them to remove/replace this bench.
Lytchett Bay View	i) The Outside Operations Team have just completed a litter pick.
Meadow/ Jubilee Garden	No issues reported.
Upton in Bloom	<ul style="list-style-type: none"> i) UiB have been invited to enter Britain in Bloom. ii) UiB are assisting in the creation of a Sensory Garden at Upton Infants school. iii) CE - UiB have offered to assist in the creation of a Sensory Garden at Upton Manor Care Home, once the care home have sourced funding.
Open Access	No issues reported.

Trees	See Clerks report item e).
Lytchett Minster/ Flooding	See Clerks report item h)
LM Pound	No issues reported.
Upton Woods	i) Dorset Council is keeping the woods well maintained. ii) Palmer Snell Estate Agents continue to attach their 'For Sale' etc boards to the fencing. Cllr Drane to contact them directly to ask them to stop.
Outside Organisations	i) DW – delivered an informative report on the re-wetting of heathland at Studland (and other areas). ii) DW – reported on stabilising work being undertaken at Corfe Castle, to replace concrete repairs done in the 1960's and 1970's.

423/23 CLERKS REPORT (PLANNING):

None

424/23 CORRESPONDENCE (PLANNING):

None

425/23 DORSET COUNCIL PLANNING DECISIONS:

A list of Dorset Council planning decisions was circulated to members for information, and is attached to these minutes for reference as Appendix A.

Cllr Wilson advised the application submitted by Lytchett Minster United Reform church is delayed.

A list of Dorset Council application for tree works was circulated to members for information.

426/23 TO CONSIDER PLANNING APPLICATIONS:

The observations on the planning applications discussed at the meeting are set out on the attached list (27 February 2024) as Appendix B.

427/23 TO DISCUSS NEW BUILDS IN LYTCHETT MINSTER AND UPTON – GUIDELINES AND CLIMATE.

The list of proposed guidelines available for the Committee to refer to when considering planning applications was considered useful and informative. This will be continually updated to reflect the current regulations and remain on the Agenda of the Planning Committee going forward.

428/23 TO RECEIVE THE LATEST FINANCIAL UPDATE FOR ENPLAN:

The report was received and accepted.

429/23 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS.

- 1) Cllr Griffin updated members on both The Clerk and the Deputy Clerks current situations; requesting thanks to the Office Administration Assistant be minuted.
- 2) Cllr Griffin reminded all members their completed nomination forms must be hand delivered to the Returning Officer on any working day after the date of publication of the notice of election on Monday 11 March 2024 (excluding bank holidays) but no later than 4pm on Friday 5 April 2024. Cllr Pipe agreed to deliver these to Dorset Council. No reference should be made to political affiliations.
- 3) Cllr Griffin requested help to supply/produce a map/model of the D-Day landings for the Community Picnic (8 June 2024). Cllr Wilson to contact Blandford Town Council.
- 4) Cllr Evans is meeting with a historical militaria group re the Community Picnic (8 June 2024).
- 5) A request for any classic cars to attend the Community Picnic (8 June 2024).
- 6) In light of current staffing issues, the Mayor’s Civic Day will be postponed until the Autumn.
- 7) Cllr Burns will liaise with Millie College at Holton Lee Livability re: attending a Town Council meeting to update members on their activities.
- 8) Cllr Pipe advised of a DAPTC networking day at Kingston Maurward on 7 March 2024; Cllr Evans volunteered to attend.
- 9) Cllr Burns enquired whether the Community Picnic (8 June 2024) will have any commemorative/remembrance element to mark the many fallen at D-Day; it was agreed this should be included possibly by inviting a celebrant (vicar etc) to formally open the picnic.
- 10) It was also asked to find local possible veterans or families of those who were involved in D-Day via noticeboards. Facebook and website.
- 11) Cllr Griffin reminded members the Town Council Annual meeting is on 14 May 2024.
- 12) Cllr Griffin advised members the Annual Assembly will be in St Dunstan’s Church on Thursday 23 May 2024.

There being no further business, the Chair closed the meeting at 8:30pm

Chair.....

Date.....

****ONLY TAKE ROLLING 12 MONTHS TO MEETING PLUS ANY not granted ****

MAENVPLANFeb2024 Appendix A - Dorset Council decisions at 20Feb24

Month of Meeting	P.A. NUMBER	ADDRESS	LMUTC ENPLAN Committee Meeting Date	LMUTC comments	DC DECISION	DC decision date
Feb 2024	P/FUL/2024/00 553	Land to the rear of 9 Coach Road Cottages Post Green Road Lytchett Minster BH16 6AP	27 feb 2024		No DC decision @ 20.02.2024	05.03.2024
Feb 2024	P/LBC/2024/00 393	Unit 9 The Courtyard Centre Cottage Farm Huntick Road Lytchett Matravers Poole BH16 6BA	27 feb 2024		No DC decision @ 20.02.2024	28.02.2024
Feb 2024	P/CLE/2024/00 555	Annexe 21 Fair View Old Wareham Road Beacon Hill BH16 6AQ	27 feb 2024		No DC decision @ 20.02.2024	27.02.2024
Feb 2024	P/CSC/2024/00 477	South Lytchett Manor Caravan Park Lytchett Minster Poole BH16 6JB	27 feb 2024		No DC decision @ 20.02.2024	n/a
Feb 2024	P/CLP/2024/00 389	Organford Manor Country Park Homes Organford BH16 6ES	27 feb 2024		No DC decision @ 20.02.2024	n/a
Feb 2024	P/FUL/2023/04 088	The Courtyard Centre Cottage Farm Huntick Road Lytchett Matravers Poole BH16 6BA	27 feb 2024		No DC decision @ 20.02.2024	15.02.2024
Jan2024	P/FUL/2023/07 465	Land adjacent to the existing French's Farm SANG	23Jan2024	No objection	No DC decision @ 20.02.2024	31.01.2024

Jan2024	P/FUL/2023/00 284	Removal of conservatory and erection of a single storey rear extension	23Jan2024	No objection, subject to PA meeting the Dorset Council 'loss of light to adjacent properties' criteria.	No records currently match the search criteria	08.02.2024
Dec 2023	P/HOU/2023/0 7074	20 Dorchester Road Upton BH16 5NR	19 Dec 2023	No Objection	No DC decision @ 20.02.2024	03.01.2024
Dec 2023	P/HOU/2023/0 7072	73 Sandy Lane BH16 5LT	19 Dec 2023	No Objection	No DC decision @ 20.02.2024	02.01.2024

					Objection: No records currently match the search criteria	
					Over-development	
					Not in keeping as 2 storey – all surrounding properties bungalows	
					Highway safety	
					Potential lack of privacy for neighbours	
Dec 2023	P/HOU/2023/06519	140 Dorchester Road Upton Bh16 5NX	19 Dec 2023			20.12.2023
Dec 2023	P/HOU/2023/06920	3 Stuart Close Upton BH16 5PH	19 Dec 2023	No Objection	Granted	19.01.2024
Nov 2023	P/HOU/2023/03063	Stonecroft 10 Ropers Lane Upton BH16 5HR	21 Nov 2023			18.01.2024

Nov 2023	P/FUL/2023/06 295	Randalls Farmhouse Randalls Hill Lytchett Minster BH16 6AN	21 Nov 2023		Granted	08.01.2024
Nov 2023	P/HOU/2023/0 0474	44 Sandy Lane Upton BH16 5LX	21 Nov 2023		REFUSED	14.07.2023
Nov 2023	P/FUL/2023/05 991	Assindia The Crossways Upton BH16 5HB	21 Nov 2023		No DC decision @ 20.02.2024	
Nov 2023	P/HOU/2023/0 5711	28 Hop Close Upton BH16 5RG	21 Nov 2023		REFUSED	09.02.2024
Oct 2023	P/CLP/2023/05 494	St Leonards Farm Old Wareham Rd, Corfe Mullen BH21 3RZ	24 Oct 2023	n/a	Granted	17.11.2023
Oct 2023	P/HOU/2023/0 5645	54 Dorchester Road Lytchett Minster BH16 6JE	24 Oct 2023		Granted	24.11.2023
Oct 2023	P/HOU/2023/0 5653	29 Moorland Way Upton BH16 5JZ	24 Oct 2023		Granted	22.11.2023
Oct 2023	P/CLE/2023/05 624	The Old Farmhouse Wareham road Organdford BH16 6EU	24 Oct 2023	n/a	Granted	15.12.2024
Oct 2023	P/FUL/2023/05 299	Land at Pikes farm Organford	24 Oct 2023		Granted	11.01.2024
Oct 2023	P/FUL/2023/05 831	635 635a 635b 635c Blandford Rd Upton BH16 5ED	24 Oct 2023		Granted	22.01.2024
Oct 2023	P/HOU/2023/0 5906	Slepe Cottage Dorchester Road Lytchett Minster BH16 6HT	3 Oct 2023	No Objection in principle	Granted	25.01.2024
Oct 2023	P/HOU/2023/0 4854	16 Furzey Road Upton BH16 5RW	3 Oct 2023	No Objection in principle	Granted	09.11.2023

Oct 2023	P/VOC/2023/0 5238	4 Guest Road Upton BH16 5LQ	3 Oct 2023	No Objection in principle	Granted	17.11.2023
Sep 2023	P/HOU/2023/0 4115	17 Martingale Close Upton Dorset BH16 5ST	26 Sep 2023		Granted	04.01.2024
Sep 2023	P/HOU/2023/0 1567	73 Sandy Lane Upton BH16 5LT	26 Sep 2023		Granted	03.11.2023
Aug 2023	P/CLP/2023/04 523	61 Redwood Road Upton BH16 5QG	15 Aug 2023		No records currently match the search criteria	n/a
Aug 2023	P/NMA/2023/0 4636	54 Sandy Lane Upton BH16 5LX	15 Aug 2023		Granted	31.08.2023
Aug 2023	P/HOU/2023/0 4288	6 Beacon Park Road Upton BH16 5PA	15 Aug 2023		Granted	26.09.2023
Aug 2023	P/FUL/2023/04 264	Unit 25 And 26 Upton Industrial Estate Factory Road Upton	15 Aug 2023		Granted	19.09.2023
JULY 2023	P/FUL/2023/03 976	Land off Blandford Road North Bh16 6AB	25 Jul 2023	No Objection in principle	Granted	06.09.2023
JULY 2023	P/HOU/2023/0 3767	28 Greenacre Close Upton BH16 5EY	25 Jul 2023	No Objection in principle	Granted	05.10.2023
JULY 2023	P/HOU/2023/0 3127	Lytchett Bay Boatyard 57A Sandy Lane Upton BH16 5EJ	25 Jul 2023	No Objection	Granted	26.09.2023

JULY 2023	P/HOU/2023/0 3811	16a Upton Court Upton BH16 5JF	25 Jul 2023	in principle No Objection in principle	Granted	07.09.2023
June2023			27 Jun 2023	No Objection in principle	Granted	
June2023	P/HOU/2023/0 3028	53 Old Kiln Road Upton BH16 5SG	27 Jun 2023	No Objection in principle	Granted	31.07.2023
June2023	P/HOU/2023/0 3253	12 Guest Road Upton BH16 5LQ	27 Jun 2023	No Objection in principle	Granted	17.10.2023
June2023	P/HOU/2023/0 3028	13 Beacon Park Road Upton BH16 5NZ	27 Jun 2023	No Objection in principle	Granted	24.07.2023 01.08.2023
June2023	P/HOU/2023/0 3089 P/CLC.2023/03 205	163 Sandy Lane Upton BH16 5LU Organford Manor Country Park Homes Organford Poole BH16 6ES	27 Jun 2023	No Objection in principle	Certificate of Lawful Use Proposed application - ForInfoOnly	n/a
June2023	P/HOU/2023/0 2945	11 Meadowbank Upton BH16 5RB	27 Jun 2023	No Objection	Granted	13.09.2023

June 2023	P/HOU/2023/0 2382	9 Palmerston Road Upton BH16 5HN	27 Jun 2023	in principle No Objection in principle	Granted	14.07.2023
ENPLAN						
May 2023	P/FUL/2023/02 108	Assindia, The Crossways, Upton, BH16 5HB	09 May 2023	Objection No	Withdrawn	07.07.2023
May 2023	P/VOC/2023/0 2126	Land near Lytchett Substation Blandford Road North BH16 6AB	9 May 2023	Objection in principle	Granted	09.08.2023
May 2023	P/FUL/2023/02 125	Land south of Wessex Water Bulbury Lane pumping station L Matravers BH16 6EP	9 May 2023	No Objection in principle	Granted	15.08.2023
May 2023	P/HOU/2023/0 1508	4 Osprey Close Upton BH16 5FF	9 May 2023	No Objection in principle	Granted	04.07.2023
May 2023	P/VOC/2023/0 2001	5 Holcombe Rd Upton BH16 5LD	9 May 2023	Objection in principle No	Granted	26.05.2023
May 2023	P/HOU/2023/0 2002	8 Old Kiln Road BH15 5SQ	9 May 2023	Objection in principle	Granted	19.05.2023

Apr 2023					No Objection in principle	Granted	
	P/FUL/2023/00 859	Land at Trokes Coppice Randalls Hill Lytchett Misnter BH16 6AN	11 April 2023				26.09.2023
Apr 2023	P/VOC/2023/0 0394	The Courtyard Centre Cottage Farm, Unit 9 Huntick Road Lytchett Matravers Dorset BH16 6BA			No Objection in principle	Granted	14.04.2023
			11 April 2023		No Objection in principle		19.10.2023
Apr 2023	P/HOU/2023/0 1152	Tricketts Farm Old Wareham Road Corfe Mullen BH21 3RZ	11 April 2023		No Objection in principle	Granted	
Apr 2023	P/CLE/2022/04 598	67a Dacombe Drive Upton BH16 5JJ	11 April 2023		No Objection in principle	Certificate of Lawful Use ForInfoOnly	
Mar 2023	P/HOU/2023/0 1160	2 Sandy Lane Upton BH16 5EL	7 Mar 2023		No Objection in principle	Granted	07.07.2023
Mar 2023	P/HOU/2023/0 0474	44 Sandy Lane Upton BH16 5LX	7 Mar 2023		No Objection in principle	Refused	14.07.2023
Mar 2023	P/CLP/2023/00 878	23 Poole Road Upton BH16 5HX	7 Mar 2023		No Objection in	Granted	27.03.2023

				principle		
Mar 2023	P/HOU/2023/0 0511	Lytchett Glade Yarrells Drive Upton BH16 5EU	7 Mar 2023	No Objection in principle No Objection in principle	Granted	09.05.2023
Mar 2023	P/VOC/2023/0 0303	Land adjacent to Old Qoins Cottage Slough Lane Upton BH16 5NB	7 Mar 2023	principle	Granted	29.03.2023
Feb2023	P/HOU/2023/0 0602	3 Martingale Close Upton Bh16 5ST	7 Feb 2023	No Objection in principle	Granted	27.03.2023
Feb2023	P/HOU/2022/0 6569	17 Marsh Lane Upton BH16 5NH	7 Feb 2023	no LMUTC comment	Granted	04.04.2023
Sep 2022	P/FUL/2022/04 912	Lytchett Minster United Reformed Church Dorchester Road LM BH16 6JF		19.09.202 2 No Objection	No DC decision @ 20.02.2024	
Aug 2022	P/LBC/2022/04 835	The United Reform Church Dorchester Road Lytchett Minster BH16 6JF		16.08.202 2 No Objection	No DC decision @ 20.02.2024	
June 2022	P/FUL/2022/02 722	The Nook The Crossways Upton BH16 5HB		OBJECTI ON: Restricted space on the site	No DC decision @ 20.02.2024	

and
inadequat
e access
via
unadopted
Crossway
s lane

October 2021	6/2021/0319	27 - 31 Dorchester Road	No DC decision @ 20.02.2024
June 2021	6/2021/0041	4 Poole Road	No DC decision @ 20.02.2024
May 2020	6/2020/0169	6 Llewelin Close	No DC decision @ 20.02.2024
February 2020	6/2019/0717	Land at Policemans Lane	No DC decision @ 20.02.2024

LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
27 February 2024
Page 1

P/FUL/2023/04088

Extension of car parking
area.
The Courtyard Centre
Cottage Farm Huntick
Road Lytchett Matravers
Poole BH16 6BA

LMUTC Comment:
No Objection

P/CLP/2024/00389

Use of part of caravan
site for the siting of 6no
caravans
Organford Manor
Country Park Homes
Organford BH16 6ES

LMUTC Comment
Strongly Object:
Overdevelopment of site;
History of non compliance

P/CSC/2024/00477

Temporary holiday site no
THS3958/2024 (09.10.2024
to 16.10.2024)
South Lytchett Manor
Caravan Park Lytchett
Minster Poole BH16 6JB

LMUTC Comment
No Objection

P/CLE/2024/00555

Use of 'The Annex' as an
independent residential unit.
21 Fair View Old Wareham
Road Beacon Hill BH16
6AQ

LMUTC Comment
No Objection

P/LBC/2024/00393

Change of use of the rear storage area to the Pottery to a retail unit. Alterations to windows/doors and creation of a disabled ramp to new unit.

Unit 9 The Courtyard
Centre Cottage Farm
Huntick Road Lytchett
Matravers BH16 6BA

LMUTC Comment
No Objection

P/FUL/2024/00553

Retain two shepherd huts, replacement building and associated facilities for tourist accommodation purposes.

Land to the rear of 9 Coach
Road Cottages Post Green
Road Lytchett Minster
BH16 6AP

LMUTC Comment
No Objection