

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **23 JULY 2024** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT:

- Councillor W Pipe (in the Chair)
- Councillor J R Burns (in the Chair)
- Councillor R Griffin
- Councillor M Pryor
- Councillor F H Drane
- Councillor S McKell
- Councillor D Wilson
- Councillor C Squires
- Councillor C Evans

Also in attendance: Mrs K Cane, Town Clerk
Mrs K Osborne, Deputy Town Clerk

147/24 PUBLIC PARTICIPATION

There were no members of the public present.

148/24 DECLARATIONS OF INTEREST

No Declarations of Interest were received.

149/24 APOLOGIES FOR ABSENCE

No apologies for absence were received.

150/24 TO DISCUSS A SAFER ROUTES TO LYTCHETT MINSTER SCHOOL, TO INCLUDE REPRESENTATIVES FROM LYTCHETT MATRAVERS PARISH COUNCIL (CLLRS MORGAN AND ONG)

Councillors Morgan and Ong from Lytchett Matravers Parish Council and representatives from the Lees Estate were welcomed to the meeting.

The speed in which vehicles travel along Huntick Road has been a matter for concern for many years. This issue has been recently expediated by a road traffic collision when a vehicle collided with a cyclist – a Lytchett Minster School student. It is believed that the injuries sustained are life changing. At this time there was no defined cause as the accident investigation process was incomplete.

As it is a road that comes within the boundaries of both parishes, it was agreed that a collaborative approach between the two councils should be taken to progress workable solutions with Dorset Council.

Preparatory documents and emails were considered.

Following a lengthy discussion, it was agreed that both Lytchett Minster & Upton Town Council and Lytchett Matravers Parish Council would collaboratively campaign for a 30mph limit along the whole length of Huntick Road. Dorset Councillor Alex Brenton was tasked with convening a meeting in September with officers from Dorset Council's Road Safety Team (Rob Camp and Tony Burden), representatives from both parish councils and local

land owners to move this forward. Other options to be put forward in addition to the 30mph limit are:

1. Include cycle/pedestrian lane alongside the 30mph speed limit. This would slow down vehicles further.
2. Free or subsidised bus service from Lytchett Matravers to Lytchett Minster School.
3. Request comparative costs from Dorset Council between developing the Foxhill footpath and option 1 above.

151/24 CLERKS REPORT (ENVIRONMENT):

- a) **Minute 171/22 Trailway Improvement Heritage Project:**
We are waiting for the plaque to arrive.
- b) **Minute 316/23 Request for a crossing in Dorchester Road, Lytchett Minster:** The format of the public consultation had been reviewed and will be circulated shortly.
- c) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.**
The format of the public consultation had been reviewed and will be circulated shortly
- d) **Minute 269/23 Dorchester Road, Lytchett Minster Flooding** No further updates.

152/24 CORRESPONDENCE (ENVIRONMENT):

1. An email had been received from a resident reporting that a section of grass verge along Dorchester Road in Lytchett Minster had been missed by the Dorset Council Ranger's team during the recent grass cutting in the town. This was a joint responsibility between the land owner and Dorset Council. The matter will be reported to both parties. The email also highlighted the Big Butterfly Count 2024 – a national survey taking place between 12 July – 4 August. It was agreed to share these details to residents.

153/24 TO CONSIDER PARKING ISSUES IN THE TOWN

It was noted that there had been a noticeable increase in habitual parking on grass verges outside properties along Dorchester Road and Poole Road. Dorset Council had provided consent for the Town Council to install stakes in these areas to prevent this issue.

It was **PROPOSED, SECONDED and RECOMMENDED** that stakes be installed in those highway grass verges to prevent vehicular access. This is subject to satisfactory surveys to be undertaken by the Council's Outside Operations Team. Occupiers would be notified prior to the works taking place.

154/24 TO RECEIVE UPDATES FROM ENVIRONMENTAL CHAMPION ROLES:

Street Furniture The bench by the Gablehurst flowerbeds requires a small refurbishment.

Lytchett Bay View The dog bin is overflowing.

Highways	Nothing to report.
Limberlost	The grass has been cut.
Upton in Bloom	Busy preparing for the Britain In Bloom judges visit on 6 August and the Horticultural Show on 17 August.
Litter Bins	Noted that they're getting fuller quicker.
Upton Woods	There was a recent litter pick at the site.
Trees	Nothing to report.

155/24 TO RECEIVE FINANCIAL REPORT FOR ENVIROMENT

The report was noted.

156/24 CLERKS REPORT (PLANNING):

None

157/24 CORRESPONDENCE (PLANNING):

- a) Dorset Council – adoption of Purbeck Local Plan: noted by members.

158/24 TO DISCUSS THE IMPACT OF CHANGES TO THE PLANNING SYSTEM.

Following the recent change in Government, an overview of the new Government's planning reforms and housing policy were considered.

Members noted the reforms and anticipate working within the new frameworks as and when clearer guidance is published. Members positively noted the changes to the threshold of affordable housing on new developments and greater engagement with town and parish councils in the planning process.

159/24 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.

It was noted that residents had raised concerned relating to a proposed development at 1 The Crossway which was awaiting planning consent. The site is not secure and in an unsafe condition. The derelict house may also be occupied. It was agreed that the owner would be contacted and requested to remedy these issues.

160/24 TO CONSIDER PLANNING APPLICATIONS:

The observations on the planning applications discussed at the meeting are set out on the attached list (23 July 2024) as Appendix B.

The report was received and accepted.

**161/24 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES)
AND MATTERS FOR FUTURE AGENDAS.**

- 1) The Mayor recently attended a meeting of the Corfe Mullen and Wimborne Minster Joint Working Group. The Town Council had been invited as a neighbouring Council. It was an interesting meeting discussing the current route to and from both parishes via Wimborne Road, the A 31 Lake Gates roundabout and B3078 (Julians Road) and ways to improve the safety and accessibility for cyclists and pedestrians.
- 2) It was noted that Poole Town Football Club had published concept plans for a new site/training ground in Creekmoor.
- 3) Future agenda item – a standing agenda item to be included in future agendas on national planning reform updates.

There being no further business, the Chair closed the meeting at 8:15pm

Chair.....

Date.....

Appendix A

****ONLY TAKE ROLLING 12 MONTHS TO MEETING PLUS ANY not granted****
MAENVPLANJul2024 Appendix A - Dorset Council decisions at 16Jul24

Month of Meeting	P.A. NUMBER	ADDRESS	LMUTC ENPLAN Committee Meeting Date	LMUTC comments	DC DECISION	DC decision date
July 2024	P/PACD/2024/03814	The Old Post Office New Road Lytchett Minster BH16 6JQ	23 July 2024		No DC decision @ 16.07.2024	31.07.2024
July 2024	P/HOU/2024/03180	55 Beacon Park Road Upton BH16 5PD	23 July 2024		No DC decision @ 16.07.2024	01.08.2024
July 2024	P/HOU/2024/03563	18 Ashbrook Walk Lytchett Minster BH16 6HY	23 July 2024		No DC decision @ 16.07.2024	29.07.2024
July 2024	P/HOU/2024/03218	Tricketts Farm Old Wareham Rd Corfe Mullen BH21 3RZ	23 July 2024		No DC decision @ 16.07.2024	24.07.2024
July 2024	P/ADV/2024/03277	The Bakers Arms Dorchester Road Lytchett Minster BH16 6JF	23 July 2024		No DC decision @ 16.07.2024	19.07.2024
June 2024	P/FUL/2024/02164	Unit 2 Upton Industrial estate Factory Road Upton BH16 6SJ	25 June 2024		No DC decision @ 16.07.2024	02.07.2024
June 2024	P/PALH/2024/03312	5 Invercauld Old Wareham Road Beacon Hill BH16 6AQ	25 June 2024		No DC decision @ 16.07.2024	n/a
June 2024	P/CLP/2024/03217	Randalls Farmhouse Randalls Hill Lytchett Minster BH16 6AN	25 June 2024		No DC decision @ 16.07.2024	n/a
June 2024	P/HOU/2024/03179	22 Dorchester Road Upton BH16 5NR	25 June 2024		No DC decision @ 16.07.2024	09.07.2024
June 2024	P/CLP/2024/03150	Post Green Farm Post Green Road Poole BH16 6AP	25 June 2024		No DC decision @ 16.07.2024	n/a
June 2024	P/CLP/2024/03054	606 Blandford Road Upton Bh16 5EQ	25 June 2024		No DC decision @ 16.07.2024	n/a
June 2024	P/CLP/2024/02843	St Leonards Farm Old wareham Road Corfe Mullen BH21 3RZ	25 June 2024		No DC decision @ 16.07.2024	n/a
June 2024	P/NMA/2024/02892	10 Stonecroft Ropers Lane Upton BH16 5HR	25 June 2024		Granted	18.06.2024
May 2024	P/HOU/2024/02735	44 Sandy Lane Upton BH16 5LX	21 May 2024	no plans on DC	Granted	15.07.2024
May 2024	P/NMA/2024/02739	Tricketts Farm Old wareham Road Corfe Mullen BH21 3RZ	21 May 2024	n/a	REFUSED	14.06.2024
May 2024	P/NMA/2024/02734	13 Beacon Park Road Upton Bh16 5NZ	21 May 2024	n/a	Granted	13.06.2024
May 2024	P/FUL/2024/02164	Unit 2 Upton Industrial Estate Factory Road Upton BH16 5SJ	21 May 2024	No objection	No DC decision @ 16.07.2024	06.06.2024
May 2024	P/HOU/2024/02571	612 Blandford Road Upton Bh16 5EQ	21 May 2024	No objection	Granted	08.07.2024
May 2024	P/HOU/2024/02503	3 Maylyn Road Beacon Hill BH16 6AH	21 May 2024	No objection	Granted	03.07.2024

May 2024	P/FUL/2024/01309	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	21 May 2024	No objection	Granted	15.05.2024
May 2024	P/HOU/2024/02112	1 Oak Road Upton BH16 5EA	21 May 2024	No objection	Granted	04.07.2024
May 2024	P/HOU/2024/01709	63 Sandy Lane Upton BH16 5EJ	21 May 2024	No objection	No DC decision @ 16.07.2024	30.05.2024
May 2024	P/HOU/2024/02199	Denmer House Dorchester Road Lytchett Minster BH16 6HT	21 May 2024	No objection	Granted	18.06.2024
Apr 2024	P/FUL/2024/00394	Unit 9 The Courtyard Centre Cottage Farm Huntick Road Lytchett Minster BH16 6BA	23 Apr 2024			30.05.2024
					Granted	
Apr 2024	P/HOU/2024/00864	5 Purbeck Close Upton BH16 5LL	23 Apr 2024		Withdrawn	07.05.2024
Mar 2024	P/HOU/2024/01211	2 Pinewood Close, Upton BH16 5LN	26 Mar 2024		Granted	12.06.2024
Mar 2024	P/FUL/2024/00429	The Courtyard Centre Cottage Farm Huntick Road Ltchett Minster Poole BH16 6BA	26 Mar 2024			
					Granted	
Mar 2024	P/LBC/2024/00392	The Courtyard Centre Cottage Farm Huntick Road Ltchett Minster Poole BH16 6BA	26 Mar 2024			18.04.2024
					Granted	18.04.2024

Feb 2024	P/FUL/2024/00553	Land to the rear of 9 Coach Road Cottages Post Green Road Lytchett Minster BH16 6AP	27 feb 2024			
Feb 2024	P/LBC/2024/00393	Unit 9 The Courtyard Centre Cottage Farm Huntick Road Lytchett Matravers Poole BH16 6BA	27 feb 2024	No objection	REFUSED	23.05.2024 22.03.2024
					Granted	
Feb 2024	P/CLE/2024/00555	Annexe 21 Fair View Old Wareham Road Beacon Hill BH16 6AQ	27 feb 2024	No objection	Granted	23.05.2024
Feb 2024			27 feb 2024	No objection	No records currently match the search criteria	
Feb 2024	P/CSC/2024/00477	South Lytchett Manor Caravan Park Lytchett Minster Poole BH16 6JB	27 feb 2024	No objection	=====	n/a
				Strongly Object: Overdevelopment of site; History of non compliance	Granted	
	P/CLP/2024/00389	Organford Manor Country Park Homes Organford BH16 6ES				20.03.2024

					Granted		
					No objection	29.02.2024	
Jan2024	P/FUL/2023/07465	Land adjacent to the existing French's Farm SANG	23Jan2024	No objection	No DC decision @ 16.07.2024	29.02.2024	
					No records currently match the search criteria		
					No objection, subject to PA meeting the Dorset Council 'loss of light to adjacent properties' criteria.		
Jan2024	P/FUL/2023/00284	Removal of conservatory and erection of a single storey rear extension	23Jan2024			08.02.2024	
Dec 2023	P/HOU/2023/07074	20 Dorchester Road Upton BH16 5NR	19 Dec 2023	No Objection	Granted	23.02.2024	
Dec 2023	P/HOU/2023/07072	73 Sandy Lane BH16 5LT	19 Dec 2023	No Objection	Granted	13.03.2024	

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/2023/06295	Randalls Farmhouse Randalls Hill Lytchett Minster BH16 6AN	21 Nov 2023		Granted	08.01.2024
Nov 2023	P/HOU/2023/00474	44 Sandy Lane Upton BH16 5LX	21 Nov 2023		REFUSED	14.07.2023
Nov 2023	P/FUL/2023/05991	Assindia The Crossways Upton BH16 5HB	21 Nov 2023		No DC decision @ 16.07.2024	
Nov 2023	P/HOU/2023/05711	28 Hop Close Upton BH16 5RG	21 Nov 2023		REFUSED	09.02.2024
Oct 2023	P/CLP/2023/05494	St Leonards Farm Old Wareham Rd, Corfe Mullen BH21 3RZ	24 Oct 2023	n/a	Granted	17.11.2023
Oct 2023	P/HOU/2023/05645	54 Dorchester Road Lytchett Minster BH16 6JE	24 Oct 2023		Granted	24.11.2023
Oct 2023	P/HOU/2023/05653	29 Moorland Way Upton BH16 5JZ	24 Oct 2023		Granted	22.11.2023

Oct 2023	P/CLE/2023/05824	The Old Farmhouse Wareham road Organdford BH16 6EU	24 Oct 2023	n/a	Granted	15.12.2024
Oct 2023	P/FUL/2023/05299	Land at Pikes farm Organford	24 Oct 2023		Granted	11.01.2024
Oct 2023	P/FUL/2023/05831	635 635a 635b 635c Blandford Rd Upton BH16 5ED	24 Oct 2023		Granted	22.01.2024
Oct 2023	P/HOU/2023/05908	Slepe Cottage Dorchester Road Lytchett Minster BH16 6HT	3 Oct 2023	No Objection in principle	Granted	25.01.2024
Oct 2023	P/HOU/2023/04854	16 Furzey Road Upton BH16 5RW	3 Oct 2023	No Objection in principle	Granted	09.11.2023
Oct 2023	P/VOC/2023/05238	4 Guest Road Upton BH16 5LQ	3 Oct 2023	No Objection in principle	Granted	17.11.2023
Sep 2023	P/HOU/2023/04115	17 Martingale Close Upton Dorset BH16 5ST	26 Sep 2023		Granted	04.01.2024
Sep 2023	P/HOU/2023/01567	73 Sandy Lane Upton BH16 5LT	26 Sep 2023		Granted	03.11.2023
Aug 2023	P/CLP/2023/04523	61 Redwood Road Upton BH16 5QG	15 Aug 2023		No records currently match the search criteria	n/a
Aug 2023	P/NMA/2023/04636	54 Sandy Lane Upton BH16 5LX	15 Aug 2023		Granted	31.08.2023
Aug 2023	P/HOU/2023/04288	6 Beacon Park Road Upton BH16 5PA	15 Aug 2023		Granted	26.09.2023
Aug 2023	P/FUL/2023/04264	Unit 25 And 26 Upton Industrial Estate Factory Road Upton	15 Aug 2023		Granted	19.09.2023
JULY 2023	P/FUL/2023/03976	Land off Blandford Road North Bh16 6AB	25 Jul 2023	No Objection in principle	Granted	06.09.2023
JULY 2023	P/HOU/2023/03767	28 Greenacre Close Upton BH16 5EY	25 Jul 2023	No Objection in principle	Granted	05.10.2023

JULY 2023	P/HOU/2023/03127	Lytchett Bay Boatyard 57A Sandy Lane Upton BH16 5EJ	25 Jul 2023	No Objection in principle	Granted	26.09.2023
JULY 2023	P/HOU/2023/03811	16a Upton Court Upton BH16 5JF	25 Jul 2023	No Objection in principle	Granted	07.09.2023
Mar 2023	P/HOU/2023/07066	1 Ropers Lane Upton BH16 5HR	7 Mar 2023		18.07.2023 No records currently match the search criteria	27.03.2023
Sep 2022	P/FUL/2022/04912	Lytchett Minster United Reformed Church Dorchester Road LM BH16 6JF		19.09.2022 No Objection	No DC decision @ 16.07.2024	
Aug 2022				16.08.2022 No Objection	No DC decision @ 16.07.2024	
June 2022	P/LBC/2022/04835 P/FUL/2022/02722	The United Reform Church Dorchester Road Lytchett Minster BH16 6JF The Nook The Crossways Upton BH16 5HB		OBJECTION: Restricted space on the site and inadequate access via unadopted Crossways lane	No DC decision @ 16.07.2024	
October 2021	6/2021/0319	27 - 31 Dorchester Road			No DC decision @ 16.07.2024	
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 16.07.2024	
May 2020	6/2020/0169	6 Llewelin Close			No DC decision @ 16.07.2024	
Feb 2020	6/2019/0717	Land at Polioemans Lane			No DC decision @ 16.07.2024	

LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
23 July 2024
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P/ADV/202403277		2 x illuminated post-mounted signs to replace existing. The Bakers Arms Dorchester Road Lytchett Minster BH16 6JF
	LMUTC Comment: No Objection	
P/HOU/2024/03218		Erect rear extension; install new dormer window; replace and enlarge existing dormer; erect balcony to rear. Tricketts Farm Old Wareham Road Corfe Mullen BH21 3RZ
	LMUTC Comment: No Objection	
P/HOU/2024/03563		Demolition of conservatory and replacement with a garden room. Addition of solar panels to roof. 18 Ashbrook Walk Lytchett Minster BH16 6HY
	LMUTC Comment: No Objection	
P/HOU/2024/03180		Erect second storey rear extension 55 Beacon Park Road Upton BH16 5PD
	LMUTC Comment: No Objection	
P/PACD/2024/03814		Change of use from office space (Use Class E) to single dwelling house (Use Class C3) The Old Post Office New Road Lytchett Minster BH16 6JQ
	LMUTC Comment: No Objection	