

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **20 August 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 (in the Chair)
- Councillor M Pryor
- Councillor F H Drane
- Councillor S McKell
- Councillor D Wilson
- Councillor C Squires
- Councillor C Evans

Also in attendance:

- Mrs K Osborne, Deputy Town Clerk
- Mrs S Samways, Administration Officer
- Mr Christopher Peck, Dorset Council Principal Transport Planner

162/24 PUBLIC PARTICIPATION

There were no members of the public present.

163/24 DECLARATIONS OF INTEREST

No Declarations of Interest were received.

164/24 APOLOGIES FOR ABSENCE

Mrs K Cane, Town Clerk.

165/24 TO DISCUSS A35 / B3067 / UPTON COUNTRY PARK ACCESS – HIGHWAY SAFETY SCHEME

Dorset Council Principal Transport Planner attended to present an overview of the scheme to be implemented in September 2024 (on completion of the SGN works on Blandford Road North). This junction is identified as a Collision Cluster Site; this safety scheme is designed to alleviate existing dangers (60mph speed limit, visibility at the junction). The scheduled 10 week works will include reduction of speed limit to 30mph, total re-structure of south side of site, road re-surfacing, completion of cycleway from Upton Cross to Upton Country Park, street lighting and gully clearance. The DC Principal Transport Planner responded to members questions, and confirmed this information can be made available to the public. It was agreed this will be a significant improvement to this junction.

Cllr Pipe handed the Chair to Cllr Griffin.

166/24 CLERKS REPORT (ENVIRONMENT):

- a) **Minute 171/22 Trailway Improvement Heritage Project:**
The draft plaque has arrived, and an image is as below. Approx 10 sites have been identified to introduce plaques. Further consideration will be taken to identify ways in securing the plaques at the sites.



Members reviewed the list of 11 proposed sites and approved the sample design presented. Cllr Griffin will meet with the land / building owners to confirm permission to site each plaque, and the OOT will be consulted re: best way of siting the plaques. The Deputy Clerk will then order the plaques. Cllr Pipe requested that thanks to Cllr Griffin and the Office Staff for their work on this project be minuted.

- b) **Minute 316/23 Request for a crossing in Dorchester Road, Lytchett Minster:** The Deputy Clerk summarised the current responses; the majority being electronic and supporting the proposal.
- c) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** The Deputy Clerk advised this consultation was reported in the Bournemouth Echo, and summarised the current responses; the majority being electronic and supporting the proposal.
- d) **Minute 269/23 Dorchester Road, Lytchett Minster Flooding** It was noted that some works carried out by Dorset Council are in the process of being undertaken halfway between the camping site and the entrance to the school on the pavement side. This is the area where there has been really bad flooding, which impedes the children who walk to school without getting wet feet. See Agenda Item 5A.
- e) **Minute 194/23 Frampton Terrace Project** The OOT have commenced this enhancement project (plots 31 and 33). Work undertaken includes:
 - Trees cleared.
 - Vegetation cleared.
 - Bog garden created, native plants installed

The work undertaken has made the area tidier and improved biodiversity. Residents are happy with reduced tree growth. Future tree issues avoided.

It should be stressed that this is a work in progress and we will need to monitor what plants do well/not so well, and also how much the brambles and honeysuckle regrowth impacts the area (although these are of course important habitat/hedge/nesting site species, we want to restrict them to the perimeter). More planting will also need to be done in the area under the Willows but this will be deferred to next year once we have more of an idea on the success of the work to date. The Deputy Clerk reported the OOT have now started work on plots 21 and 23 with works are currently underbudget, all Councillors who have visited commented on the huge improvement to this site already.

167/24 CORRESPONDENCE (ENVIRONMENT):

- A) Email from Dorset Highway re culvert at Post Green Road, Lytchett Minster: Cllr Wilson reported the LYMPWATCH meeting attendees were pleased with the ongoing improvement works which are due to be completed in September 2024. There is concern these works will not be effective until the end of the culvert pipe is also cleared, which will allow the water to flow out into the field. Enquiries will be made with Dorset Council.
- B) Email from resident regarding change of use of shop previously occupied by Layers Hairdressers, Poole Road: Currently no Planning Application has been submitted meaning the Town Council has nothing to respond to. Dorset Councillor Brenton will make enquiries at the next Dorset Council Planning meeting, asking LMUTC are kept informed of any updates re: change of business use. Members requested Dorset Council Planning are advised the Town Council acknowledge no direct control regarding such decisions, but would like to express disquiet at a potential Vape Shop being approved. Cllr Squires to draft a communication with Dorset Police

and Crime Commissioner regarding concerns of vape usage amongst underage children.

167/24 TO RECEIVE UPDATES FROM ENVIRONMENTAL CHAMPION ROLES:

Lytchett Bay View	All tickets for the LBV walk on 21 Aug 2024 have gone; also the site is looking very tidy and it is a good time to visit to observe the Ospreys. Cllr Griffin raised the issue of a picnic bench being re-located at this site. This will be included as an Agenda Item of the next meeting.
Street Furniture	Nothing to report.
Highways	Nothing to report.
Limberlost	Nothing to report.
Upton in Bloom	The Horticultural Show on 17 August was very well attended and a positive and very successful community event. MP Vikki Slade attended and assisted with presenting awards. The results of Britain in Bloom will be announced at their event on 21 October 2024 at Old Trafford, Manchester.
Litter Bins	Noted that they're getting fuller quicker.
Upton Woods	Nothing to report.
Trees	Nothing to report.

Cllr Wilson reported on a new National Trust (Purbeck) appointment to work with schools; he will raise the profile of the local schools at the meeting 23.09.2024.

Cllr Drane raised the issue of the very poor state of the Triangle Shopping parade – broken and uneven paving slabs etc. This is privately owned – the Beacon Arts Project will be contacted regarding communicating with the land owner.

168/24 TO RECEIVE FINANCIAL REPORT FOR ENVIRONMENT

The report was noted.

The Chair was handed to Cllr R Burns

169/24 CLERKS REPORT (PLANNING):

None

170/24 CORRESPONDENCE (PLANNING):

- A) Dorset Council Important Changes to System of Planning Delegation: Cllr Burns summarised the changes meaning any objections/comments (recognising material planning considerations) from Town & Parish Councils must be acknowledged and re-acted to by Dorset Council.

171/24 UPATE ON NATIONAL PLANNING REFORM CHANGES:

Cllr Burns detailed the six main areas of reform; and encouraged all members to access this National Planning Policy Framework to respond and comment individually.

Cllr Wilson thanked Cllr Burns for his recent report taken to LYMPWATCH, which was well received at the meeting.

172/ 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.

172/24 TO CONSIDER PLANNING APPLICATIONS:

The observations on the planning applications discussed at the meeting are set out on the attached list (20 August 2024) as Appendix B.

The report was received and accepted.

173/24 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS.

1. Cllr Griffin updated members on BBC South Today, Alexis Green filming an introduction to our town to support the weather report at Lytchett Bay View and around the town on 9 August. This will air, with a live weather forecast from Lytchett Bay View on 6 September.
2. A resident has submitted a draft Local Transport Strategy; this will be included as an Agenda item of the next ENPLAN meeting.
3. Cllr Evans reported he will be attending the next Purbeck Area Community meeting on 21 August.
4. Cllr Drane thanked Council for the card and gift to commemorate his 90th birthday.

There being no further business, the Chair closed the meeting at 8:20pm

Chair.....

Date.....

****ONLY TAKE ROLLING 12 MONTHS TO MEETING PLUS ANY not granted******MAENVPLANJul2024 Appendix A - Dorset Council decisions at 13Aug24**

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
August 2024	P/HOU/2024/04069	27 Poole Road Upton BH16 5HX	20 August 2024		No DC decision @ 13.08.2024	28.08.2024
August 2024	P/FUL/2024/04189	8 The Axiom Centre Dorchester Road Lytchett Minster BH16 6FE	20 August 2024		No DC decision @ 13.08.2024	23.08.2024
August 2024	P/HOU/2024/04273	Midsummer Cottage Organford Lane Organford BH16 6ET	20 August 2024		No DC decision @ 13.08.2024	21.08.2024
August 2024	P/HOU/2024/04272	Midsummer Cottage Organford Lane Organford BH16 6ET	20 August 2024		No DC decision @ 13.08.2024	21.08.2024
July 2024	P/PACD/2024/03814	The Old Post Office New Road Lytchett Minster BH16 6JQ	23 July 2024		No DC decision @ 13.08.2024	31.07.2024
July 2024	P/HOU/2024/03180	55 Beacon Park Road Upton BH16 5PD	23 July 2024		No DC decision @ 13.08.2024	01.08.2024
July 2024	P/HOU/2024/03563	18 Ashbrook Walk Lytchett Minster BH16 6HY	23 July 2024		No DC decision @ 13.08.2024	29.07.2024
July 2024	P/HOU/2024/03218	Tricketts Farm Old Wareham Rd Corfe Mullen BH21 3RZ	23 July 2024		No DC decision @ 13.08.2024	24.07.2024
July 2024	P/ADV/2024/03277	The Bakers Arms Dorchester Road Lytchett Minster BH16 6JF	23 July 2024		No DC decision @ 13.08.2024	19.07.2024
June 2024	P/FUL/2024/02164	Unit 2 Upton Industrial estate Factory Road Upton BH16 6SJ	25 June 2024		Granted	18.07.2027
June 2024	P/PALH/2024/03312	5 Invercauld Old Wareham Road Beacon Hill BH16 6AQ	25 June 2024		Prior Approval Not Required	30.07.2024
June 2024	P/CLP/2024/03217	Randalls Farmhouse Randalls Hill Lytchett Minster BH16 6AN	25 June 2024		Granted	09.08.2024
June 2024	P/HOU/2024/03179	22 Dorchester Road Upton BH16 5NR	25 June 2024		Granted	07.08.2024
June 2024	P/CLP/2024/03150	Post Green Farm Post Green Road Poole BH16 6AP	25 June 2024		REFUSED	02.08.2024
June 2024	P/CLP/2024/03054	606 Blandford Road Upton Bh16 5EQ	25 June 2024		No DC decision @ 13.08.2024	n/a
June 2024	P/CLP/2024/02843	St Leonards Farm Old wareham Road Corfe Mullen BH21 3RZ	25 June 2024		REFUSED	22.07.2024
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 web	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	Granted	18.07.2024
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 @ 13.08.2024	30.05.2024
May 2024	P/HOU/2024/02199	Denmer House Dorchester Road Lytchett Minster BH16 6HT	21 May 2024	No objection	Granted	18.08.2024
Apr 2024	P/FUL/2024/00394	Unit 9 The Courtyard Centre Cottage Farm Huntick Road Lytchett Minster BH16 6BA	23 Apr 2024		Granted	30.05.2024
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 Lichett Minster Poole BH16 6BA	26 Mar 2024		Granted	18.04.2024
Mar 2024	P/LBC/2024/00392	The Courtyard Centre Cottage Farm Huntick Road Lichett Minster Poole BH16 6BA	26 Mar 2024		Granted	18.04.2024

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MAENVPLANJul2024 Appendix A - Dorset Council decisions at 13Aug24

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
Feb 2024	P/FUL/2024/00553	Land to the rear of 9 Cosch Road Cottages Post Green Road Lytchett Minster BH16 6AP	27 feb 2024	No objection	REFUSED	23.05.2024
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	Granted	22.03.2024
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	P/CSC/2024/00477	South Lytchett Manor Caravan Park Lytchett Minster Poole BH16 6JB	27 feb 2024	No objection	<u>No records currently match the search criteria</u>	n/a
Feb 2024	P/CLP/2024/00389	Organford Manor Country Park Homes Organford BH16 6ES	27 feb 2024	Strongly Object: Overdevelopment of site; History of non compliance	Granted	20.03.2024
Feb 2024	P/FUL/2023/04088	The Courtyard Centre Cottage Farm Huntick Road Lytchett Matravers Poole BH16 6BA	27 feb 2024	No objection	Granted	29.02.2024
Jan2024	P/FUL/2023/07485	Land adjacent to the existing French's Farm SANG	23Jan2024	No objection	No DC decision @ 13.08.2024	29.02.2024
Jan2024	P/FUL/2023/00284	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/2023/07074	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
Dec 2023	P/HOU/2023/06519	140 Dorchester Road Upton Bh16 5NX	19 Dec 2023	Objection: Over-development Not in keeping as 2 storey – all surrounding properties bungalows Highway safety Potential lack of privacy for neighbours	No records currently match the search criteria	20.12.2023
Dec 2023	P/HOU/2023/06920	3 Stuart Close Upton BH16 5PH	19 Dec 2023	No Objection	Granted	19.01.2024

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MAENVPLANJul2024 Appendix A - Dorset Council decisions at 13Aug24

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
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		Granted	18.07.2024
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/2023/05624	The Old Farmhouse Wareham road Organdford BH18 8EU	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/2023/05906	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/2023/04836	54 Sandy Lane Upton BH16 5LX	15 Aug 2023		Granted	31.08.2023
Aug 2023	P/HOU/2023/04288	6 Beacon Park Road Upton BH18 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
June 2022	P/FUL/2022/02722	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 No DC decision @ 13.08.2024 No DC decision @ 10.07.2024
June 2021 February 2020	6/2021/0041 6/2019/0717	4 Poole Road Land at Policemans Lane				

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LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
20 August 2024
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P/HOU/2024/04272		Single storey side porch. Midsummer Cottage Organdford Lane Organford BH16 6ET
	LMUTC Comment: N/A	
P/LBC/2024/04273		Listed Building Consent Erect single storey side porch. Midsummer Cottage Organdford Lane Organford BH16 6ET
	LMUTC Comment: No material objection	
P/FUL/2024/04189		Change of use to veterinary clinic with works to facilitate the change including changes to windows and doors. 8 The Axium Centre Dorchester Road Lytchett Minster BH16 6FE
	LMUTC Comment: No material objection	
P/HOU/2024/04069		Erect detached garden shed. 27 Poole Road Upton BH16 5HX
	LMUTC Comment: No material objection	