

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **24 February 2026** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT:

- Councillor B Pipe (in the Chair)
- Councillor C Squires (in the Chair)
- Councillor C Evans (Vice-Chair)
- Councillor Mrs Pryor
- Councillor F Drane
- Councillor J R Burns
- Councillor D Wilson
- Councillor R Griffin
- Councillor S McKell

Also in attendance: Mrs K Osborne, Acting Town Clerk.
Mrs S Samways, Admin Officer.

432/25 PUBLIC SESSION:

There were no members of the public present.

433/25 DECLARATIONS OF INTEREST:

Cllr Pipe declared an interest in 445/25 Dorset Council Planning decisions as his office is at The Courtyard Centre.

Cllr Wilson declared an interest in 447/25 as he neighbours the United Reform Church building.

434/25 APOLOGIES FOR ABSENCE:

There were no apologies for absence.

435/25 CLERKS REPORT (ENVIRONMENT) – FEBRUARY 2026

a) **Minute 171/22 Heritage Project:**

All plaques have been installed and an official launch will be taking place on Friday 20th March 2026 outside South Lytchett Manor Caravan Park with Vikki Slade MP.

b) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** This has now been approved by Dorset Council and we are awaiting a date for implementation. The Town Council published a public statement in January and the scheme was met with some criticism on Facebook. In response to public request, the Town Council re-published details of the consultation results. The Acting Town Clerk contacted Dorset Council's Road Safety Officer to establish if they would be releasing the results from its public consultation and was informed that there were no plans to.

c) **Minute 150/24 To Discuss A Safer Routes To Lytchett Minster School.**

Access to Lytchett Minster School, Post Green Road: A TRO came into operation on 19th January 2026 to prohibit all motor vehicles from being driven along part of Post Green Road, Lytchett Minster from the entrance to Lytchett Minster School in a westerly direction for approximately 160 metres, between the hours of 7.45am to 9.00am and 3.00pm to 4.00pm on every school day.

Road traffic calming proposals on Dorchester Road, Lytchett Minster (approaching school) – Dorset Council has advised that this is still in design stage with the aim still being to complete the works in summer 2026. They are also looking at the possibility of introducing bus stops near the area to provide a closer alternative for the school pupils.

Dorset Council will be consulting on proposals to reduce the speed limits of various roads in Lytchett Minster to 30mph. The details are currently subject to public embargo. The proposals have been considered by Full Council who are in full support of the proposed speed reductions.

- d) **Minute 496/24 To consider Project Plan to Upgrade Land at Warbler Close:** This Project is now complete. An official opening will be taking place on Friday 20th March 2026 with Vikki Slade MP.
- e) **Dorset Local Plan Options Consultation:** See Minute 444/25.
- f) **Minute 276/25 Neighbourhood Plan** – At its meeting on 20th January 2026, the Town Council agreed to proceed with plans to create a Neighbourhood Plan for the town. The process will begin with a publicity campaign in the new financial year to establish a Neighbourhood Plan Steering Group inviting residents to register an interest in joining the group. This will also be the subject of the Annual Assembly. In the meantime, consultants are being approached for quotations and availability.

436/25 CORRESPONDENCE (ENVIRONMENT):

There was no correspondence.

437/25 TO RECEIVE AND NOTE THE LYTCHETT BAY BIRD AND WILDLIFE REPORT FOR 2025:

Members noted the interesting, detailed annual report.

438/25 TO CONSIDER THE IMPACT ON RECENT FLOODING IN THE TOWN:

Following discussion at the Town Council meeting 17 February 2026, Cllrs Squires and Wilson presented their updated report, now including evidence from the recent incidents of flooding (December 2025 to February 2026) in Lytchett Minster. The report will be submitted to Dorset Council Planning Policy Team, with the Dorset Councillors and MP Vikki Slade copied in. This report refers to land identified as LA/LMUP/012 (Parcel 4) in the Local Plan. The Local Plan consultation has formally closed, however Dorset Council are open to dialogue in advance of the next draft, scheduled to be published in October 2026. Dorset Council are working to alleviate flooding issues at the Bakers Arms roundabout, however the report requests that flood risk to residential and business properties in Lytchett Minster must also be prioritised.

439/25 TO RECEIVE QUOTATIONS TO REPLACE THE NOTICEBOARD ON POOLE ROAD AND SELECT A PREFERRED SUPPLIER:

The existing wooden noticeboard has been in situ in excess of 10 years, and is degrading significantly due to rain ingress, general wear and tear and recent vandalism. It was proposed, seconded and **RESOLVED** to give Officers delegated powers to select and purchase an appropriate noticeboard for Poole Road site.

440/25 TO DISCUSS HIGHWAYS MATTERS AND AGENDA ITEMS FOR THE FORTHCOMING HIGHWAYS MEETING:

Cllr Evans requested the inclusion of an Agenda item re: removal of numerous 'Temporary Road Surface' signs on Blandford Road North (near Aldi). An item to discuss potholes will also be included.

441/25 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS:

Lytchett Bay View	Cllr Evans reported the new info board looks very good.
Street Furniture	Nothing to report.
Highways	Nothing to report.
Limberlost	Nothing to report.
Litter Bins	Dorset Council Street Cleansing crew recently removed the damaged dog bin from the path between Poppy Close and French's Farm Road as it came off the post whilst emptying; and also the dog bin on Shore Lane at the entrance to the Nature Reserve was damaged. LMUTC can repair/replace these bins, however confirmation is required from Dorset Council that they will continue to fund the emptying of them. Dorset Council will be invited to a meeting to present how they manage and dispose of all the waste and recycling.
Open Access	Nothing to report.
Recreation Ground	Cllr McKell reported the ground is very wet but still playable for the resident football team.
Upton Woods	Cllr Drane congratulated the Outside Operations team on their work tidying and cutting back vegetation at Upton Wood. Cllr Griffin reported the perimeter fencing of Upton Wood along Poole Road is very overgrown with brambles, pushing it over.
Trees	Nothing to report.

442/25 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT:

The financial report up to 31 January 2026 was considered and noted.

443/25 CLERK’S REPORT (PLANNING):

There was no Clerk’s Report for planning matters.

444/25 CORRESPONDENCE (PLANNING): 1) Members received an email from Vikki Slade MP in response to the Council’s enquiries relating to future funding for Neighbourhood Plans, which re-affirmed that there is no central Government funding available for the production of a Neighbourhood Plan.

445/25 UPDATE ON LOCAL/NATIONAL PLANNING REFORM CHANGES:

Cllr Squires updated members on Planning Reform changes including:

- i) The next draft of the Dorset Local Plan is scheduled for August 2026
- ii) There will be more Town and Parish forums arranged by Dorset Council during 2026. These dates will be circulated to Members.

446/25 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.

447/25 TO CONSIDER PLANNING AND TREE APPLICATIONS:

The observations on the planning and tree applications discussed at the meeting are set out on the attached list (February 2026) as Appendix B.

448/25 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS:

- 1. Cllr Wilson reported the Lytchett Minster United Reform Church was granted planning permission some time ago, however no works has begun; Cllr Squires confirmed Dorset Council Planning approval typically lasts for three years from the date the decision notice is issued. This will be included as an item on the Agenda of the next meeting.
- 2. Cllr Evans advised he is unable to attend a Dorset Council climate webinar on 31 March 2026, if anyone else would like to attend.
- 3. Cllr Evans reported he has submitted his personal response to the campaign opposing the closure of Hamworthy Fire station.

449/25 DATE & TIME OF NEXT MEETING (24 MARCH 2026, 6:30PM) AND CLOSE OF MEETING:

The next meeting of the ENPLAN committee is 24 March 2026 at 6:30pm. There being no further business the meeting closed at 7:40pm.

Chair.....

Date.....

APPENDIX A

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

MAENVPLAN 24 February 2026 Appendix A - Dorset Council decisions at 19 Feb 2026

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
February 2026	P/PAAC/2026/00366	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	24.02.2026		No DC decision @ 19.02.2026	n/a
January 2026	P/CLP/2025/07537	The Old Lodge Dorchester Road Lytchett Minster BH16 6JB	27.01.2026		No DC decision @ 19.02.2026	n/a
January 2026	P/FUL/2025/07490	Kids Love Nature Kindergarten Dorchester Road Lytchett Minster BH16 6JE	27.01.2026		No DC decision @ 19.02.2026	21.01.2026
January 2026	P/FUL/2025/07161	Gilleve Beacon Hill Lane Corfe Mullen BH21 3RU	27.01.2026		No DC decision @ 19.02.2026	26.12.2025
January 2026	P/FUL/2025/07220	Forge and Forge Hall Dorchester Road Lytchett Minster BH16 6HT	27.01.2026	ENPLAN Chair comment	No DC decision @ 19.02.2026	26.12.2025
January 2026	P/FUL/2025/06705	Land south of Shore Lane Upton	27.01.2026		No DC decision @ 19.02.2026	26.12.2025
January 2026	P/PACD/2025/07169	Race Farm Huntick Road Lytchett Minster BH16 6BB	27.01.2026		Prior Approval Granted	27.01.2026
December 2025	P/HOU/2025/06950	620 Blandford Road Upton BH16 5EQ	02.12.2025	No Objection	REFUSED	23.01.2026
December 2025	P/NMA/2025/06931	The Courtyard Craft Centre Cottage Farm Huntick Rd Lytchett Matravers BH16 6BA	02.12.2025	No Comment	REFUSED	28.11.2025
December 2025	P/PAMF/2025/06768	6 Moorland Parade Upton BH16 5JS	02.12.2025	Objection email sent to Planning Support Officer 3.12.2025	PRIOR APPROVAL REFUSED	31.12.2025
December 2025	P/CLE/2025/06145	9 Coach Road Cottages post Green Road Lytchett Minster BH16 6AP	02.12.2025	No Comment	REFUSED	23.01.2026
December 2025	P/HOU/2025/04568	14 Blandford Road North Upton BH16 5PR	02.12.2025	No Comment	Granted	12.12.2025
December 2025	P/LBC/2025/06415	North Holton Farmhouse Dorchester Road Lytchett Minster BH16 6JF	02.12.2025	No Comment	Granted	09.12.2025
November 2025	P/HOU/2025/06404	6 Upton Close Upton BH16 5HG	04.11.2025		Granted	06.12.2025
November 2025	P/HOU/2025/05628	122 Dorchester Rd Upton BH16 5NX	04.11.2025		Granted	23.12.2025
November 2025	P/NMA/2025/06284	63 Sandy Lane Upton BH16 5EJ	04.11.2025		Granted	19.11.2025
November 2025	P/FUL/2025/03615	1 Sea View Road Upton BH16 5NF	04.11.2025		Granted	03.12.2025
November 2025	P/LBC/2025/05705	57 Dorchester Road Lytchett Minster BH16 6JE	04.11.2025		Granted	19.11.2025
November 2025	P/HOU/2025/04903	114 Sandy Lane Upton BH16 5LX	04.11.2025		Granted	24.11.2025
November 2025	P/CLP/2025/05702	Springvale 18 Old Wareham Road Beacon Hill BH16 6AQ	04.11.2025		Granted	27.10.2025

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September 2025	P/HOU/2025/05453	The Old Lodge Dorchester Road Lytchett Minster BH16 6JB	23.09.2025	No Objection	REFUSED	10.11.2025
September 2025	P/FUL/2025/04687	Bere Farmhouse Wareham Road Lytchett Minster BH16 6ER	23.09.2025	No Objection	No DC decision @ 19.02.2026	09.10.2025
September 2025	P/HOU/2025/05175	87 Bulbury Cottages Bulbury Lane Lytchett Minster BH16 6HR	23.09.2025	No Objection	Granted	11.11.2025
September 2025	P/HOU/2025/05408	Lytchett Hard Beach Road Upton BH16 5NA	23.09.2025	No Objection	Granted	23.12.2025
September 2025	P/CLE/2025/05420	Bulbury Golf Course Bulbury Lane Lytchett Minster BH16 6HR	23.09.2025	n/a	Granted	18.11.2025
September 2025	P/HOU/2025/04261	4 Ropers Lane Upton BH16 5HR	23.09.2025	No Objection	Granted	06.10.2025
September 2025	P/NMA/2025/05222	Land at Policemans Lane Upton BH16 5NE	23.09.2025	n/a	Granted	16.09.2025
September 2025	P/HOU/2025/05155	Heatherbrae Heatherbrae Lane Upton BH16 5LZ	23.09.2025	No Objection	Granted	30.09.2025
August 2025	P/HOU/2025/04749	97 Sandy Lane Upton BH16 5LT	19.08.2025	No Objection	Granted	25.09.2025
August 2025	P/HOU/2025/04743	147 Sandy Lane Upton BH16 5LT	19.08.2025	No Objection	Granted	06.10.2025
August 2025	P/CLP/2025/04528	4 Blandford Road North Upton BH16 5PP	19.08.2025	No Objection	Granted	18.09.2025
August 2025	P/HOU/2025/04503	10 Pinewood Close Upton BH16 5LN	19.08.2025	No Objection	Granted	19.09.2025
August 2025	P/FUL/2025/03164	Land adjacent to Slepe Park Dorchester Road Lytchett Minster BH16 6HT	19.08.2025	OBJECTION submitted 13Aug25	No DC decision @ 19.02.2026	13.08.2025
August 2025	P/FUL/2025/03858	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	19.08.2025	No Objection	REFUSED	23.09.2025
August 2025	P/HOU/2025/04002	18 Moorland Crescent Upton BH16 5LB	19.08.2025	No Objection	Granted	09.09.2025
July 2025	P/CLP/2025/03036	606 Blandford Road Upton BH16 5EQ	22.07.2025	n/a	REFUSED	28.07.2025
July 2025	P/HOU/2025/01425	92 Blandford Road North Beacon Hill BH16 6AD	22.07.2025	n/a	REFUSED	01.05.2025
July 2025	P/HOU/2025/04114	Heron's Reach Beach Road Upton BH16 5NA	22.07.2025	No Objection	Granted	09.09.2025
July 2025	P/PACD/2025/04148	Race Farm Huntick Road Lytchett Matravers BH16 6BB	22.07.2025	No Objection	Prior Approval REFUSED 22.09.2025	09.09.2025
July 2025	P/FUL/2025/03615	1 Sea View Road Upton BH16 5NF	22.07.2025	OBJECTION - over development / setting precedence / extra traffic, road safety / support Building Control comments on fire vehicle access	Granted	03.12.2025
July 2025	P/HOU/2025/03811	22 Stuart Close Upton BH16 5PU	22.07.2025	No Objection	Granted	22.08.2025
July 2025	P/CLP/2025/03781	89 Swingate Dorchester Road Lytchett Minster BH16 6HT	22.07.2025	n/a	Granted	11.07.2025
June 2025	P/HOU/2025/03440	18 Springvale Old Wareham Road Beacon Hill BH16 6AQ	24.06.2025	No Objection	REFUSED	31.07.2025
June 2025	P/HOU/2025/03001	46 Redwood Road Upton BH16 5QD	24.06.2025	No Objection	Granted	16.07.2025
June 2025	P/CLP/2025/03050	The Old Lodge Dorchester Road Lytchett Minster BH16 6JB	24.06.2025	No Objection	REFUSED	22.07.2025
May 2025	P/STA/2025/02871	Beacon Hill Touring Park Beacon Hill	20.05.2025	No Objection	Response Given 22.09.2025	17.07.2025
May 2025	P/HOU/2025/02052	95 Tree Hamlets Upton BH16 5SB	20.05.2025	No Objection	Granted	10.07.2025
May 2025	P/HOU/2025/02605	57 Poole Road Upton BH16 5HY	20.05.2025	No Objection	Granted	30.06.2025
May 2025	P/PACD/2025/02618	2 Moorland Parade Upton BH16 5JS	20.05.2025	Objection: setting a precedent	Prior Approval Not Required	02.07.2025
May 2025	P/HOU/2025/02364	620 Blandford Road Upton BH16 5EQ	20.05.2025	No Objection	Granted	11.06.2025

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April 2025	P/HOU/2025/01934	4 Guest Road Upton BH16 5LQ	22.04.2025	No Objection	Granted	23.05.2025
April 2025	P/HOU/2025/02008	20 Dorchester Road Upton BH16 5NR	22.04.2025	No Objection	Granted	27.05.2025
April 2025	P/HOU/2025/01709	9 Pearce Road Upton BH16 5LF	22.04.2025	No Objection	Granted	10.06.2025
March 2025	P/HOU/2024/07587	63 Sandy Lane Upton BH16 5EJ (to be considered Eastern Planning	25.03.2025	No Objection	Granted	02.04.2025
March 2025	P/HOU/2025/01425	92 Blandford Road North Beacon Hill BH16 6AD	25.03.2025	No Objection	REFUSED	01.05.2025
March 2025	P/CLP/2025/01330	18 Springvale Old Wareham Road Beacon Hill BH16 6AQ	25.03.2025	No Objection	Granted	27.03.2025
March 2025	P/ADV/2025/01342	The Bakers Arms Dorchester Rd Lytchett Minster BH16 6JF	25.03.2025	No Objection	Granted	19.05.2025
March 2025	P/HOU/2025/01311	4 Oaklea Healtherdell Upton BH16 5UG	25.03.2025	No Objection	Granted	23.05.2025
March 2025	P/CLP/2025/01227	5 Hop Close Upton BH16 5RG	25.03.2025	No Objection	Granted	29.04.2025
February 2025	P/HOU/2025/00810	620 Blandford Road Upton BH16 5EQ	25.02.2025	No Objection	WITHDRAWN	31.03.2025
February 2025	P/OUT/2024/07627	29-31 Dorchester Road Upton BH16 5NJ	25.02.2025	Objection	No DC decision @ 19.02.2026	04.03.2025
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 19.02.2026	

**LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
24 February 2026**

P/PAAC/2026/00366

Convert agricultural
outbuilding to dwelling
house.
Papushka Fields Dorchester
Road Lytchett Minster
BH16 6FE

LMUTC Comment:
n/a for information only

P/HOU/2026/00340

Erect single storey front and
rear extensions, front porch
and garden room. Raise and
extend roof to create
habitable first floor
accommodation.
134 Dorchester Road Upton
BH16 5NX

LMUTC Comment:
No material objection.