

LYTCHETT MINSTER & UPTON TOWN COUNCIL

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

PRESENT:

- Councillor C Squires (in the Chair)
- Councillor Mrs Pryor
- 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.

In the absence of both the Chair of Environment and Vice Chair, it was **PROPOSED**, **SECONDED** and **RESOLVED** for Cllr Squires, Chair of Planning to Chair this meeting.

488/25 PUBLIC SESSION:

Two members of the public attended to raise concerns about possible flooding issues from the development off Policemen's Lane; these issues will be forwarded to Dorset Council as the Planning Authority.

489/25 DECLARATIONS OF INTEREST:

Cllr Burns declared an interest in 504/25 Dorset Council Planning decisions as he neighbours a proposed development site.

490/25 APOLOGIES FOR ABSENCE:

Apologies for absence were received from:

- Councillor B Pipe ~ non-business
- Councillor F Drane ~ non-business
- Councillor C Evans ~ non-business

491/25 CLERKS REPORT (ENVIRONMENT) – MARCH 2026

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

This was officially launched 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.

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) **Dorset Local Plan Options Consultation:** The next stage in the development of the Local Plan is public consultation on a final draft plan which is expected to take place from August 2026. More details can be found on Dorset Council's website: [Dorset Council - Local Plan](#)
- e) **Minute 276/25 Neighbourhood Plan** – See Minute 501/25
- f) **Minute 438/25 To Consider The Impact On Recent Flooding In The Town:**
A letter from the Town Council has been submitted to Dorset Council Planning Policy Team, with the Dorset Councillors and MP Vikki Slade copied in presenting additional new evidence around flooding to land at Lytchett Minster referred to in the Local Plan Options Consultation.

492/25 CORRESPONDENCE (ENVIRONMENT):

There was no correspondence.

493/25 TO CONSIDER AND NOTE THE NOTES FROM THE HIGHWAYS MEETING HELD ON 26 FEBRUARY 2026:

Members noted the assorted issues discussed, and actions arising.

494/25 TO RECEIVE AN UPDATE ON THE PLANS TO REPAIR THE BOARDWALK AT LYTCHETT BAY VIEW:

The Outside Operations Manager is currently completing the application to Natural England for permission to carry out repair works on this boardwalk; summer 2026 will be the optimum time to do the work and quotes are being sought.

495/25 TO REVIEW THE TERMS OF REFERENCE FOR THE COMMITTEE FOR RECOMMENDATION TO THE TOWN COUNCIL AT IT'S ANNUAL MEETING ON 12 MAY 2026 :

After discussion it was **PROPOSED, SECONDED** and **RECOMMENDED** to wait for the Governance Review before considering any changes to the Terms of Reference for the ENPLAN committee.

496/25 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS:

Lytchett Bay View	Nothing to report.
Street Furniture	Nothing to report.
Highways	Nothing to report.
Limberlost	Cllr McKell reported the area looked tidy, however noted vehicles from Tappers Funeral Services are parking here.
Litter Bins	Nothing to report.
Open Access	Nothing to report.
Recreation Ground	Nothing to report.
Upton Woods	Nothing to report.
Trees	Nothing to report.

497/25 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT:

The financial report up to 28 February 2026 was considered and noted.

498/25 CLERK'S REPORT (PLANNING):

There was no Clerk's Report for planning matters.

499/25 CORRESPONDENCE (PLANNING): 1) Members received correspondence from WPH Telecoms Ltd advising of their pre-application consultation request to Dorset Council for: proposed upgrade works at the existing telecommunications installation at Southern Electric, Beacon Hill, Blandford Road North, BH16 6AB – this was noted and the Planning Application is awaited.

500/25 TO NOTE DETAILS ON BCP & DORSET COUNCIL EMPLOYMENT LAND STUDY TO INFORM LOCAL PLANS:

Members agreed this committee does not have the relevant information to respond; DAPTC will be responded to suggesting this would be best directed to local businesses.

501/25 TO RECEIVE AN UPDATE ON ARRANGEMENTS TO COMMENCE THE NEIGHBOURHOOD PLAN PROCESS:

The Acting Town Clerk gave a verbal update on attempts to source a Planning professional to assist the Town Council, two have advised they are unable, and a response and quote from a third is awaited. The Annual Assembly on 29 April 2026 will be an opportunity to gauge public interest for the Neighbourhood Plan Steering Group.

502/25 UPDATE ON LOCAL/NATIONAL PLANNING REFORM CHANGES:

Cllr Squires updated members on the recent changes, including NPPF closure re: housing targets, planning appeals focussing more heavily on evidence submitted at the initial planning application, land use framework and the New Towns programme.

503/25 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.

504/25 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 (March 2026) as Appendix B.

505/25 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS:

1. Cllr Griffin reminded all members of the Volunteer of the Year Award should they wish to nominate.
2. Cllr Griffin reminded all members the interviews for Town Clerk are being held on 25 March 2026 (tomorrow).
3. Cllr Griffin reminded all members of the two Extraordinary meetings set for Tuesday 31 March at 6pm before the Amenities Committee meeting.

506/25 DATE & TIME OF NEXT MEETING (21 APRIL, 6:30PM) AND CLOSE OF MEETING:

The next meeting of the ENPLAN committee is 21 April 2026 at 6:30pm.

There being no further business the meeting closed at 7:30pm.

Chair.....

Date.....

APPENDIX 1

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

MAENVPLAN 24M Arch 2026 Appendix A - Dorset Council decisions at 24.03.2026

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
March 2026	Pre-Application consultation	upgrade (install a permanent back up power generator with associated fuel apparatus) to existing telecommunications installation substation Blandford Road North	24.03.2026			n/a
March 2026	P/PALH/2026/01615	40 Heights Road Upton BH16 5QN	24.03.2026		No DC decision @ 24.03.2026	n/a
March 2026	P/PADC/2026/01471	6 Moorland Parade Upton BH16 5JS	24.03.2026		No DC decision @ 24.03.2026	n/a
March 2026	P/OUT/2026/01057	27 Dorchester Road Upton BH16 5NL	24.03.2026		No DC decision @ 24.03.2026	13.04.2026
March 2026	P/PALH/2026/01533	21A Moorland Crescent Upton BH16 5LA	24.03.2026		No DC decision @ 24.03.2026	n/a
March 2026	P/NMA/2026/01102	Land at Policeman's Lane Upton BH16 5NE	24.03.2026		No DC decision @ 24.03.2026	n/a
February 2026	P/HOU/2026/00340	134 Dorchester Road Upton BH16 5NX	24.02.2026	No Comment	No DC decision @ 24.03.2026	17.03.2026
February 2026	P/PAAC/2026/00366	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	24.02.2026	n/a	No DC decision @ 24.03.2026	No Comment
January 2026	P/CLP/2025/07537	The Old Lodge Dorchester Road Lytchett Minster BH16 6JB	27.01.2026		Granted	25.02.2026
January 2026	P/FUL/2025/07490	Kids Love Nature Kindergarten Dorchester Road Lytchett Minster BH16 6JE	27.01.2026		Granted	17.03.2026
January 2026	P/FUL/2025/07161	Gilleve Beacon Hill Lane Corfe Mullen BH21 3RU	27.01.2026		Granted	13.03.2026
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 @ 24.03.2026	26.12.2025
January 2026	P/FUL/2025/06705	Land south of Shore Lane Upton	27.01.2026		REFUSED 24.02.2026	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		REFUSED	28.11.2025
December 2025	P/PAMF/2025/06768	6 Moorland Parade Upton BH16 5JS	02.12.2025	No Comment	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	Objection email sent to Planning Support Officer 3.12.2025		
December 2025	P/HOU/2025/04568	14 Blandford Road North Upton BH16 5PR	02.12.2025	No Comment	REFUSED	23.01.2026
December 2025	P/LBC/2025/06415	North Holton Farmhouse Dorchester Road Lytchett Minster BH16 6JF	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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MAENVPLAN 24March 2026 Appendix A - Dorset Council decisions at 24.03.2026

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
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 @ 24.03.2026	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 @ 24.03.2026	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	Hérons 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

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Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
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
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 Heatherdell 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 @ 24.03.2026	04.03.2025
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 24.03.2026	

APPENDIX B

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

P/NMA/2026/01102

Non Material Amendment to planning permission 6/2019/0717 for roof pitch changed to 42.5 degrees (not higher than original application) – 2nd floor (room in roof) added to plot 2 with new study – Roof lights added to study, place 1.7m above FFL to avoid overlooking.
For information only.
Land at Policeman's Lane
Upton BH16 5NE

LMUTC Comment:
n/a for information only.

P/PALH/2026/01533

To determine prior approval: 21A Moorland Crescent, Upton BH16 5LA. Erect single storey rear extension & internal alterations to measure 7.99m in length, with a maximum height of 3.23m and a height to eaves of 2.48m.

LMUTC Comment:
n/a for information only.

P/OUT/2026/01057

Outline Planning Permission has been received
Demolish existing garage and erect a replacement, sever plot & erect 3 no houses with shared vehicular access to determine access, appearance, layout and scale.
27 Dorchester Road Upton
BH16 5NL

LMUTC Comment:
Objection
i) Access issues including emergency access
ii) Loss of privacy

APPENDIX B

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

- iii) Loss of light
- iv) increased noise
- v) parking shortfall
- vi) overbearing and dominant development

P/PADC/2026/01471

LMUTC Comment:
n/a for information only.

Conversion of existing
Veterinary Practice to 2no
residential units.
6 Moorland Parade Upton
BH16 5JS

P/PALH/2026/01615

LMUTC Comment:
No Objection

Erect single storey rear
extension to provide kitchen
space to measure 4.35m in
length with a maximum
height of 3.50m and a height
to eaves of 2.50m. Built
within the limits of this
application and finished in
materials to match the
house.
40 Heights Road Upton
BH16 5QN

APPENDIX B

TREWORKS APPLICATIONS TO DORSET COUNCIL
LMUTC is being notified for information purposes only

Date of ENPLAN Meeting	TREE WORKS P.A. NUMBER	ADDRESS	TREE	TYPE OF TREE	NUMBER OF TREES	PROPOSAL	LMUTC comments
24 March 2026	P/TRT/2026/01095	Organford Manor Country Park Homes access to Organford Manor Organford BH16 6ES	T1	Oak	1	Fell remaining trunk to ground level. Grind out stump and plant new Oak tree sapling in immediate vicinity.	
	TPO/2026/0017	Land at 64 Lytchett Way, Upton BH16 5LS	T1	Oak	2	DC statement: <i>The Authority has made this Tree Preservation Order because it is considered that premature removal or extensive pruning of the trees would have a significant impact on the amenity to the local environment and its enjoyment to the public.</i>	
	TPO/2026/0018	Land at The Baker Arms, Dorchester Rd, LM	Area A1 See map.		Various	<i>This Tree Preservation Order has been made with an area designation as a matter of expediency to protect trees of amenity value within the defined land.</i>	
	TPO/2025/0081	Land at Rodmore, Dorchester Rd, LM BH16 6HT	G1	Pines	16	<i>This is to inform you that the provisional TPO at Rodmore, Dorchester Road, Lytchett Minster BH16 6HT was confirmed without modification under delegated powers on 17 March 2026.</i>	
			T2	Oak	1	Fell remaining trunk to ground level. Grind out stump and plant new Oak tree sapling in immediate vicinity.	
	P/TRT/2026/01568	1 Woodcote Drive, Upton BH16 5RA	T1	Silver Birch	1	Undertake a full crown reduction of no more than 1.2m from the tips inwards. Ensuring that no pruning would exceed 60mm in diameter and that all cuts are brought back to viable growth points.	
			T2	Silver Birch	1	Fell to ground level and replace with x1 nursery grown Silver Birch 1.5-2m.	
24 February 2026	P/TRT/2026/00743	Upton Cross Park Shirley Road Upton BH16 5PJ	T1	Willow	1	Fell to ground level	
			T2	Ash	1	Fell to ground level	