

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY 18 AUGUST 2026** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT:

- Councillor C Evans (Co-Chair)
- Councillor C Squires (Co-Chair)
- Councillor Mrs Pryor
- Councillor B Pipe
- Councillor R Griffin
- Councillor S McKell
- Councillor J R Burns

Also in attendance: Mrs K Osborne, Town Clerk
Mrs K Babbs, Deputy Town Clerk
Mr S Lewis, Community Projects and Support Officer

177/26 PUBLIC SESSION:

There were two members of the public present. One of whom wished to raise their concerns in relation to an trees positioned on a Town Council owned site in Cherry Hill Grove. Members noted their concerns and advised that they would investigate further and keep the member of the public updated.

Following the Public Session, the Community Projects and Support Officer and the two members of the public left the meeting.

178/26 DECLARATIONS OF INTEREST:

No declarations of interest were received

179/26 APOLOGIES FOR ABSENCE:

Councillor F Drane (non-business)
Councillor D Wilson (no apologies)

180/26 CLERK'S REPORT ENVIRONMENT (MAENVAUG26CR)

- a) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** This is now in force. Speed Watch plan to carry out a session along this road in September.
Cllr McKell noted that many of the wheely bins along Sandy Lane were displaying 30mph stickers that were historically given to residents. Dorset Council no longer endorsed the use of them.
- b) **Minute 150/24 To Discuss A Safer Routes To Lytchett Minster School.**
Work on the traffic calming / crossing point at the exit of Lytchett Minster School has commenced. At the time of writing we have been notified by Dorset Council's Traffic Team that due to unforeseen circumstances the road closure that that was supposed to come into force between 10-15 August to carry out the footway extension and pedestrian build-out has been postponed. The new anticipated dates are 1st September 2026 - 4th September 2026. I have asked the Project Manager for an update.

The committee noted works had commenced on the traffic calming/crossing point at Lytchett Minster School and appeared to be well underway. The Clerk is awaiting an update from the Project Manager.

- c) **Dorset Local Plan Options Consultation:** See Agenda Item 13. See minute 188/26
- d) **Minute 276/25 Neighbourhood Plan** – See Agenda Item 14. See minute 189/26
- e) **Minute 494/25 Repair to the boardwalk at Lytchett Bay View:** BCP Council has been instructed to carry out this work and it will commence in October. Potential grant funding has been researched but due to the timescales and the project's imminency, it will not meet the eligibility criteria.

The Clerk informed the committee that the repair work to the boardwalk at Lytchett Bay View will commence in October 2026.

- f) **Minute 68/26 Replacement of sleeper wall at top of Moorland Parade.**
BCP Council has now been instructed to carry out these works. They were scheduled to carry out these works in October however, if the Committee agrees to instruct them to carry out the works to replace the bridge at Lytchett Bay View, this project will come as a priority over the sleeper wall which will be deferred to 2027.
- g) **Unsafe garages at The Triangle**
One of the garages has been purchased by a local builder and refurbished. They are looking at purchasing the other empty garages. The intention is to rent them out.
The local builder who is interesting in purchasing the other garages is in the process of contacting the current owners.

181/26 CORRESPONDENCE (ENVIRONMENT) DORSET CLIMATE ACTION NETWORK NEWSLETTER AUGUST 2026 (MAENVAUG26CORRA)

The Committee noted the Dorset CAN August 2026 Newsletter

182/26 TO NOTE DORSET COUNCIL'S DECISION TO TRIAL THE INTRODUCTION OF E-SCOOTERS IN SIX DORSET TOWNS, INCLUDING UPTON. (MAENVAUG26DOC1)

The Committee noted the report.

The Committee highlighted that there had been no discussion or consultation with the Town Council with the proposed trial of the e-scooter scheme or its geofencing arrangements. Members also noted that e-scooters are subject to considerable negative publicity. It was suggested that officers keep a log of any complaints received during the trial.

183/26 TO CONSIDER DORSET WILDLIFE TRUST'S UPTON HEATH VISITOR SURVEY. (MAENVAUG26DOC2)

Members noted the report.

The Clerk informed the Committee that the deadline for completing the online survey has been extended to 31 August 2026. Members were to complete the survey in a personal capacity.

Members felt that the Town Council should raise their profile following the substantial donation made to the DWT.

The Peat Partnership Project Manager from the DWT will be attending the Full Council meeting on Tuesday 20 October 2026 to talk about the peatland restoration delivery works that will be taking place on Upton Heath in the coming months.

**184/26 TO RECEIVE AND RESPOND TO THE DRAFT REPORT ON THE PURBECK TRANSPORT NEEDS SURVEY CARRIED OUT EARLIER THIS YEAR.
(MAENVAUG26DOC3)**

The Committee noted the draft report on the Purbeck Transport Needs Survey.

It was agreed that the Chair of the Council would respond to the draft report on behalf of the Town Council.

**185/26 TO RECEIVE INFORMATION ON DORSET COUNCIL'S PARKING REVIEW.
(MAENVAUG26DOC4)**

Members noted the information received on the review. The Clerk, Cllr Evans and Cllr Burns have registered to attend the listening event on Thursday 20 August 2026 and will feedback at the next ENPLAN meeting on Wednesday 23 September 2026.

186/26 TO RECEIVE UPDATES FROM ENVIRONMENTAL CHAMPIONS

Limberlost	Cllr C Squires	Cllr Squires reported there is still an issue with parking on the verge possibly increasing when people are attending funerals at Harbour View. Cllr McKell also suggested people may be parking and catching the bus using it as a 'Park and Ride'.
Highways	Cllr B Pipe	Nothing to report, awaiting next Highways meeting.
Street Furniture and Litter Bins	Cllr M Pryor	The Committee noted that dog waste is being left where the dog waste bin was removed by Dorset Council in Heights Road. The Clerk will write to Dorset Council to see if we can find a solution.
Meadows Way and Jubilee Garden.	Cllr R Griffin	Nothing to report.
Lytchett Minster Flooding & Environmental updates Outside Organisations	Cllr D Wilson	Nothing to report.
Lytchett Bay View	Cllr C Evans	All looking good, grass has been cut. No issues to report.
Upton Woods	Cllr F Drane	Nothing to report.

187/26 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT. (MAENVAUG26DOC4)

Cllr Squires queried expenditure on the street lighting supply budget line. The Clerk explained this was due to an inconsistency in the billing from the supplier.

188/26 CORRESPONDENCE PLANNING: A) EMAIL FROM DORSET PLANNING REGARDING PLANNING APPLICATION P/HOU/2026/03815 HARTWELL HOUSE (MAPLANAUG26CORRA)

The correspondence was noted.

189/26 UPDATE ON LOCAL/NATIONAL PLANNING REFORM CHANGES INCLUDING THE PRODUCTION OF DORSET COUNCIL LOCAL PLAN UNDER THE GOVERNMENT'S NEW PLAN-MAKING SYSTEM. (MAPLANAUG26DOC1)

Members noted the update on the Dorset Local Plan under the new plan-making system.

190/26 TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN. (MAPLANAUG26DOC2)

Members noted the report.

The Clerk updated the Committee that the leaflets distribution inviting residents to register an interest in joining the Neighbourhood Panel Steering Group were to be distributed in the area of Upton and some part of Lytchett Minster as per the geographical coverage of the Upton Link magazine. Members agreed leaflets also need to be distributed to Lytchett Minster and surrounding areas, like Slepe and Organford. This will need to be undertaken by Town Council staff and councillors due to the additional cost quoted should the distribution company carry out the additional areas. The leaflets will be distributed week commencing 23 August 2026 with the deadline for applications to become part of the Neighbourhood Plan Steering Group being 20 September 2026.

The Committee were informed that the Dorset Council Neighbourhood Planning Team Leader has confirmed the designated neighbourhood area.

The Council's instructed consultant from ECA Architecture and Planning will be attending the ENPLAN meeting on Wednesday 23 September 2026.

Members wished to thank the Clerk for her work so far on the implementation of the Neighbourhood Plan.

191/26 TO NOTE THE NEXT MEETING OF THE DORSET COUNCIL PLANNING AND BUILDING CONTROL TOWN AND PARISH COUNCIL FORUM ON TUESDAY 8 SEPTEMBER 2026.

Members noted the next forum for Town and Parish Councils will be taking place on Tuesday 8 September and will provide an update on the Dorset Local Plan, new National Scheme of Delegation and general DM updates, the Future Homes Standard and the Building Safety Levy.

The Town Clerk, Deputy Town Clerk along with Cllrs Evans and Griffin will be attending.

192/26 DORSET COUNCIL DECISIONS. (MAPLANAUG26DOC3)

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

193/26 TO CONSIDER PLANNING AND TREE APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING.(MAPLANAUG26DOCS4)

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

194/26 ITEMS OF REPORT AND MATTERS FOR FUTURE AGENDAS RELEVANT TO THE COMMITTEE'S TERMS OF REFERENCE.

Cllr Griffin informed the committee he had recently attended the Horticultural Show on Saturday 15 August 2026. Whilst attending the show a resident had raised an issue with walking access to Upton Cemetery. It was agreed to add this to the agenda for the next Highways Meeting.

Cllr Evans noted the verges along the Upton Bypass (A35) had now been cut by Dorset Council, unfortunately this does not look aesthetically pleasing due to the amount of rubbish that is now on view.

195/26 DATE AND TIME OF NEXT MEETING (WEDNESDAY 23 SEPTEMBER 2026, 6.30PM) AND CLOSE OF MEETING.

The next meeting of the ENPLAN Committee will be on Wednesday 23 September 2026 at 6.30pm.

The meeting closed at 8.10pm

Signed.....

Date.....

MAENVPLAN 18 Aug 2026 Appendix A - Dorset Council decisions at 10AUG 2026

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
August 2026	P/NOTP/2026/04129	Outside Post Office 6 Poole Road Upton BH16 5JA	18.08.2026		DC Response given 03.08.2026	19.08.2026
August 2026	P/VOC/2026/04024	Bulbury Golf Course Bulbury Lane Lytchett Minster BH16 6HR	18.08.2026		No DC decision @ 10.08.2026	19.08.2026
August 2026	P/PAAC/2026/00366	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE (Appeal)	18.08.2026			
August 2026	P/HOU/2026/03815	Hartwell House Poole Road Upton BH16 5LW	18.08.2026		Prior Approval Refused	30.04.2025
August 2026	P/CLP/2026/03898	173 Sandy Lane Upton BH16 5LU	18.08.2026		No DC decision @ 10.08.2026	12.08.2026
					n/a	n/a
July 2026	P/PAAC/2026/03901	Forest Hill Farm Rushall Lane Lytchett Matravers BH16 6AJ	21.07.2026	No Objection	n/a	n/a
July 2026	P/HOU/2026/03558	5 Gwenlyn Road Upton BH16 5HA	21.07.2026	No Objection	Granted	07.08.2026
July 2026	P/HOU/2026/03417	Olde Qoiris Cottage 34 Slough Lane Upton BH16 5NB	21.07.2026	No Objection	No DC decision @ 10.08.2026	24.07.2026
July 2026	P/HOU/2026/03418	Olde Qoins Cottage 34 Slough Lane Upton BH16 5NB	21.07.2026	No Objection	n/a	24.07.2026
June 2026	P/FUL/2025/07220	Forge & Forge Hall Dorchester Road Lytchett Minster BH16 6HT	30.06.2026	n/a	GRANTED by Planning Committee	24.06.2026
June 2026	P/HOU/2026/02173	144 Dorchester Road Upton BH16 5NX	30.06.2026	No Objection	No DC decision @ 10.08.2026	24.06.2026
June 2026	P/HOU/2026/03240	15 Beacon Park Road Upton BH16 5NZ	30.06.2026	No Objection	No DC decision @ 10.08.2026	
May 2026	P/FUL/2026/02678	588 Blandford Road Upton BH16 5EQ	26.05.2026	No Comment	No DC decision @ 10.08.2026	09.06.2026
May 2026	P/PAPA/2026/02603	Farmer Palmers Farm Wareham Road Organford BH16 6EU	26.05.2026	No Comment	Prior Approval Refused	09.06.2026
May 2026	P/NMA/2026/02534	Land at Policeman's Lane Upton BH16 5FF	26.05.2026	No Comment	Granted	01.06.2026
May 2026	P/HOU/2026/02455	3 Pearce Road Upton BH16 5LF	26.05.2026	No Comment	Granted	07.07.2026
May 2026	P/HOU/2026/02349	8 Slough Lane Upton BH16 5NB	26.05.2026	No Comment	Granted	26.06.2026
April 2026	P/PASO/2026/01896	Lytchett Minster School Post Green Road Lytchett Minster	21.04.2026	n/a	WITHDRAWN 17/04/2026	n/a
April 2026	P/HOU/2026/01547	Race Farm Huntick Road Lytchett Matravers BH16 6BB	21.04.2026	No Comment	Granted	11.06.2026
April 2026	P/PAAC/2026/00366	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	21.04.2026	No Comment	Prior Approval Refused	30.04.2025
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	n/a
March 2026	P/PALH/2026/01615	40 Heights Road Upton BH16 5QN	24.03.2026	n/a		
March 2026	P/PADC/2026/01471	6 Moorland Parade Upton BH16 5JS	24.03.2026	No Comment	Non Determination	05.05.2026
March 2026	P/OUT/2026/01057	27 Dorchester Road Upton BH16 5NL	24.03.2026	n/a	No records currently match the search criteria	n/a
				Objection		13.04.2026
				i)Access issues including emergency access		
				ii)Loss of privacy		
				iii)Loss of light		
				iv)increased noise		
				v)parking shortfall		
				vi)overbearing and dominant development		
March 2026	P/PALH/2026/01533	21A Moorland Crescent Upton BH16 5LA	24.03.2026	n/a	No DC decision @ 10.08.2026	
March 2026	P/NMA/2026/01102	Land at Policeman's Lane Upton BH16 5NE	24.03.2026	n/a	Prior Approval Granted	29.04.2026
					WITHDRAWN 25/03/2026	n/a

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

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Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
February 2026	P/HOU/2026/00340	134 Dorchester Road Upton BH16 5NX	24.02.2026	No Comment	Granted	12.06.2026
February 2026	P/PAAC/2026/00366	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	24.02.2026	n/a	Prior Approval Refused	30.04.2025
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	Granted	24.06.2026
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	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		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
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	Granted	20.04.2026
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

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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 @ 10.08.2026	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	Herons 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 2021	6/2021/0041	4 Poole Road			No DC decision @ 10.08.2026	

LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
18 August 2026

P/CLP/2026/03898		Minor alterations associated with re-modelling including: removal of chimney, amendments to chimney, creation of Juliet balcony to rear and installation of roof lights. (Certificate of Lawful Use proposal) 173 Sandy Lane Upton BH16 5LU
	LMUTC Comment: n/a For Information only	
P/HOU/2026/03815		Erect a boundary fence 2m high set 1.1m behind back of highway Hartwell House Poole Road Upton BH16 5LW
	LMUTC Comment: No Objection	
P/VOC/2026/04024		Erect driving range building & netting (with variation to conditions 2,4 & 6 of Planning Permission P/FUL/2022/04851 to revise the design for the driving range facility that substantially reduces the overall footprint and massing of the facility. The amendment seeks to reduce the scale of the built structure to 8 covered bays, with ball containment instead achieved through a fully netted enclosure surrounding the hitting area, incorporating synthetic turf and net support structures at each corner, & an ancillary ball dispensing unit & a robot holding area with associated hopper) Bulbury Golf Course, Bulbury Lane, Lytchett Minster BH16 6HR
	LMUTC Comment: The Committee fully support the application, to increase revenue for the Golf Course.	

LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
18 August 2026

P/NOTP/2026/04129

Removal of one number
telephone box
outside Post Office
6 Poole Road Upton
BH16 5JA

LMUTC Comment:
No Objection

P/NMA/2026/04443

Non Material Amendment to
P/HOU/2026/02455 to allow
for minor design changes to
include front corner infill to
existing side extension to
'square-off' building.
Demolition of existing
conservatory. Erect a single
storey rear extension,
extend existing side
extension to rear and add
second storey – roof
amended to accommodate
changes to extension.
Remove existing front
archway to re-site front door
and add porch overhang.
3 Pearce Road Upton
BH16 5LF

LMUTC Comment:
Noted

P/PAAC/2026/00366

Appeal Ref: 6012104
Convert agricultural
buildings to dwellinghouse
Papushka Fields Dorchester
Road Lytchett Minster
BH16 6FE

LMUTC Comment:
Noted