

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **25 February 2025** 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 (arrived 6.45 pm)
- Councillor F H Drane
- Councillor S McKell
- Councillor D Wilson
- Councillor Mrs M Pryor

Also in attendance: Mrs K Cane, Town Clerk.

446/24 PUBLIC PARTICIPATION

There were no members of the public present.

447/24 DECLARATIONS OF INTEREST

No Declarations of Interest were received.

448/24 APOLOGIES FOR ABSENCE

Apologies were received from Councillor C Squires (non-business)

449/24 CLERKS REPORT (PLANNING):

None

450/24 CORRESPONDENCE (PLANNING):

Members acknowledged the update on the planning enforcement matter from Dorset Council in respect of 92 Blandford Road North.

451/24 TO CONSIDER A REPRESENTATION FROM BLOOR HOMES MADE TO BCP COUNCIL WITH REGARD TO THEIR STRATEGIC INTEREST IN THE LAND AROUND LYTCHETT MINSTER AND BERE FARM

Members discussed this issue at length and took into consideration the summary of the 2016 'Jacobs Report Poole Harbour Habitat Creation – Lytchett Minster Flood Risk Study'. There was some concern that BCP were unwilling to give up their green belt but were looking to our green belt to increase housing provision. The deferred new Wessex region may impact on this issue at a later date. It was noted during the discussion:

- . the former PDC has accepted the recommendations of the Jacob's Report – and it was queried how familiar Dorset Council, who are now responsible for our planning are with the report
- . this latest proposal was essentially as per the 2014 proposal but now included Bere Farm
- . progress on this matter was unlikely until at least June 2025, and even then, there will be uncertainty with the way forward
- . Bloor Homes documentation does not refer to the Jacob's report – are they aware?

- . LM is in danger of flooding from three different sources, of which the high tide issue cannot be mitigated against
- . Members noted the summary projections of flooding as detailed in the Jacob's Report

It was **PROPOSED, SECONDED and RECOMMENDED** to undertake the following actions:

1. Invite Bloor Homes to a meeting with the Town Council (it was felt that early discussions and fact finding could only be a positive thing for the community, and would give an opportunity to exert influence)
2. Copies of the Jacob's Report to be sent to BCP and DC Planning.

452/24 UPATE ON NATIONAL PLANNING REFORM CHANGES:

Nothing to report.

453/24 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.

454/24 TO CONSIDER PLANNING APPLICATIONS:

The observations on the planning applications discussed at the meeting are set out on the attached list (25 February 2025) as Appendix B.

455/24 CLERKS REPORT

- a) **Minute 171/22 Trailway Improvement Heritage Project:**
Cllr Griffin continues to work on this and is waiting for fact checking on data.
- b) **Minute 316/23 Request for a crossing in Dorchester Road, Lytchett Minster:**
Dorset Council advise that the crossing location in Dorchester Road outside the former Post Office has failed to meet the threshold for a crossing. The pedestrian refuge proposal near to the school exit is still in design stages as the preferred plan for cyclists to cross Dorchester Road to safely cross the road. An on-site meeting with Dorset Council Principal Transport Officer has been scheduled to take place on 25 March 25
- c) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** Council have advised this request has moved forward to Stage 2 (Consultation) but have advised that this will be a lengthy process.
- d) **Minute 269/23 Dorchester Road, Lytchett Minster Flooding.** A further meeting with Cllr Wilson and Dorset Council has taken place to review the situation after further flooding – Cllr Wilson has agreed to talk to the Lees Estate to request further remedial action on their land as recommended by Dorset Council.
- e) **Minute 150/24 To Discuss A Safer Routes To Lytchett Minster School, To Include Representatives From Lytchett Matravers Parish Council (Cllrs Morgan And Ong)** No further information, but a suggestion that this should be linked to the pedestrian refuge proposal and a bid made to the Safer Schools Funding.
- f) **341/25 BCP and UPC** See correspondence.
- g) **Update on EV Chargepoints – Dorset Council has advised the following:**

I am delighted to announce that work will start next week (17 Feb 25) on the installation of the first Dorset Council sponsored residential Electric Vehicle chargepoint for the Upton area. This location was one of several identified by TC and Dorset Councillors over a year ago. We will shortly be doing a letter drop (see attached) to around 20 homes to let people know about the work. We aim to keep disruption to a minimum. Once installed it could take a few months to commission the chargepoints as we are dependent on the distribution network operator (SSE) and the meter installers who can have quite long lead times.

These chargepoints are an important first step towards encouraging drivers to switch to electric by providing on-street charging for households without access to off-street parking.

It was noted that a Lytchett Minster resident had asked for a Dorset Council EV Charger in that area, but it was agreed that this was not possible as no DC land to site it on and there was already one in the Bakers Arms car park.

456/24 CORRESPONDENCE – ENVIRONMENT

- a) Email from Cllr Richard Herrett, BCP Council – members will be delighted for him and his colleague to attend the 14 April Town Council meeting where discussions will take place on UCP changes, events and impact on our community, shared working and interests, promotional support and working together.
- b) The Flood Warden Update via the Flood Wessex Team at the Environment Agency regarding Storm Eowyn and Herminia and flooding advice was received and noted.

457/24 TO CONSIDER SUPPORTING A NATIONAL CAMPAIGN TO PROMOTE THE SAFETY OF LITHIUM-ION BATTERIES

Members voted unanimously to support this campaign.

458/24 TO RECEIVE UPDATES FROM ENVIRONMENTAL CHAMPIONS

Lytchett Bay View	No issues other than washed up boats which our team cannot tackle.
Street Furniture	No issues.
Highways	Parking on grass verges to be raised at the Highways Meeting.
Limberlost	No issues.
Upton in Bloom	This item will be removed from the updated due to the dissolution of the partnership.
Litter Bins	No issues.
Upton Woods	Nothing to report.
Trees	Nothing to report.

459/24 TO RECEIVE FINANCIAL REPORT FOR ENVIRONMENT

The report was noted.

**460/24 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES)
AND MATTERS FOR FUTURE AGENDAS.**

1. Cllr Drane promoted a talk at Upton Library at 2 pm 26/2.
2. Cllr Griffin reported the appointment of Mr Churchill as Acting Executive Head and then Executive Head from September at our local schools. Members congratulated him on this appointment.
3. It was noted that the green BT cabinets have been repainted.
4. Cllr Evans advised that Beryl bikes have been removed from Ferndown through lack of use. Other members commented that from their observations those in our town appear well used. It was noted that no formal data on usage is received.

There being no further business, the Chair closed the meeting at 7.45 pm

Chair.....

Date.....

Appendix A

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

MAENVPLANFeb2025 Appendix A - Dorset Council decisions at 25FEB2025

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
February 2025	P/OUT/2024/07627	29-31 Dorchester Road Upton BH16 5NJ	25.02.2025		No DC decision @ 19.02.2025	04.03.2025
January 2025	P/FUL/2024/04189 APP/D1265/W/24/335 6177	8 The Axiom Centre Dorchester Rd Lytchett Minster BH16 6FE	21.01.2025			12.02.2025
January 2025	P/HOU/2024/07587	63 Sandy Lane Upton BH16 5EJ	21.01.2025		No DC decision @ 19.02.2025	28.01.2025
January 2025	P/PADM/2024/07436	Bere Farmhouse Wareham Road Lytchett Minster BH16 6ER	21.01.2025		No records currently match the search cri	21.01.2025
January 2025	P/HOU/2024/06832	8 Slough Lane Upton BH16 5NB	21.01.2025		Granted	30.01.2025
December 2024	P/CLP/2024/06760	St Leonards Farm Old Wareham Road Corfe mullen BH21 3RZ	03.12.2024		Granted	10.12.2024
December 2024	P/HOU/2024/06573	18 Heights Approach Upton BH16 5QZ	03.12.2024		Granted	08.01.2025
December 2024	P/VOC/2024/06576	Landsouth of wessex Water's Bulbury Lane pumping station Bulbury Lane Lytchett Matravers	03.12.2024		n/a	n/a
December 2024	P/FUL/2024/02819	Land at Post Farm Lytchett Minster BH16 6AB	03.12.2024		n/a	n/a
December 2024	P/FUL/2024/06131	Post Green Farmhouse Post Green Farm Post Green Road Lytchett Minster BH16 6AP	03.12.2024		Granted	06.01.2025
December 2024	P/HOU/2024/06422	Home Lea Ropers Lane Upton Poole BH16 5HR	03.12.2024		Granted	23.12.2024
November 2024	P/HOU/2024/06074	172 Sandy Lane Upton BH16 5LY	05.11.2024		Granted	16.12.2024
November 2024	P/HOU/2024/05825	Springvale 18 Old Wareham Road Beacon Hill BH16 6AQ	05.11.2024		REFUSED	03.12.2024
November 2024	P/PAC/2024/05758	Papushka Fields Dorchester Road Lytchett Minster Poole BH16 6FE	05.11.2024		PRIOR APPROVAL REFUSED	29.11.2024
November 2024	P/HOU/2024/05061	10 Pinewood Close Upton BH16 5LN	05.11.2024		Granted	28.11.2024
November 2024	P/HOU/2024/05509	The Old Post Office New Road Lytchett Minster BH16 6JQ	05.11.2024		Granted	22.11.2024
October 2024	P/FUL/2024/05324	Studland Cottages Dorchester Road Lytchett Minster BH16 6JF	01.10.2024	No Objection	No DC decision @ 19.02.2025	15.10.2024
October 2024	P/HOU/2024/04893	20 Dorchester Road Upton BH16 5NR	01.10.2024	No Objection	Granted	28.11.2024
October 2024	P/CLP/2024/04837	St Leonards Farm Old Wareham Rd Corfe Mullen BH21 3RZ	01.10.2024	n/a	REFUSED	11.10.2024
October 2024	P/HOU/2024/04709	86 Tree Hamlets Upton BH16 5SB	01.10.2024	No Objection	Granted	15.10.2024
October 2024	P/FUL/2024/03248	140 Dorchester Road Upton BH16 5NX	01.10.2024	delegated : comment submitted by Ron	REFUSED	15.10.2024

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August 2024	P/HOU/2024/04069	27 Poole Road Upton BH16 5HX	20 August 2024	No Material Objection	Granted	24.09.2024
August 2024	P/FUL/2024/04189	8 The Axiom Centre Dorchester Road Lytchett Minster BH16 6FE	20 August 2024	No Material Objection	REFUSED	19.09.2024
August 2024	P/HOU/2024/04273	Midsummer Cottage Organford Lane Organford BH16 6ET	20 August 2024	No Material Objection	No records match search criteria	21.08.2024
August 2024	P/HOU/2024/04272	Midsummer Cottage Organford Lane Organford BH16 6ET	20 August 2024	No Material Objection	Granted	24.09.2024
July 2024	P/PACD/2024/03814	The Old Post Office New Road Lytchett Minster BH16 6JQ	23 July 2024		Granted	29.08.2024
July 2024	P/HOU/2024/03180	55 Beacon Park Road Upton BH16 5PD	23 July 2024		Granted	29.11.2024
July 2024	P/HOU/2024/03563	18 Ashbrook Walk Lytchett Minster BH16 6HY	23 July 2024		Granted	15.08.2024
July 2024	P/HOU/2024/03218	Tricketts Farm Old Wareham Rd Corfe Mullen BH21 3RZ	23 July 2024		Granted	23.08.2024
July 2024	P/ADV/2024/03277	The Bakers Arms Dorchester Road Lytchett Minster BH16 6JF	23 July 2024		Granted	19.09.2024
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		Granted	24.09.2024
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	13.08.2024
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	REFUSED	20.11.2024
May 2024	P/HOU/2024/02199	Denmer House Dorchester Road Lytchett Minster BH16 6HT	21 May 2024	No objection	Granted	18.06.2024

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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 Ltchett Minster Poole BH16 6BA	26 Mar 2024		Granted	18.04.2024
Mar 2024	P/LBC/2024/00392	The Courtyard Centre Cottage Farm Huntick Road Ltchett Minster Poole BH16 6BA	26 Mar 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	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		No objection	No records currently match the search criteria	
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		Land adjacent to the existing French's Farm SANG	23Jan2024	No objection	No DC decision @ 19.02.2025	
October 2021		27 - 31 Dorchester Road			No DC decision @ 19.02.2025	01.10.2021
June 2021	Stanborough Construct 4 Poole Road				No DC decision @ 19.02.2025	30.06.2021
February 2021	Sir C J Lees, S M Osm	Land at Policemans Lane			No DC decision @ 19.02.2025	11.02.2020
June 2024	P/NMA/2024/02892	25 June 2024			Granted	18.06.2024

LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS to be CONSIDERED at ENPLAN MEETING on
25 February 2025

P/OUT/2024/07627

Demolition of 29 and 31
Dorchester Road and
erection of 5 dwellings and
11 apartments with
associated landscaping and
car parking with access from
Dorchester Road (Outline
Application with all matters
reserved except access) 29-
31 Dorchester Road, Upton,
BH16 5NJ

LMUTC Comment:
Objection

P/HOU/2025/00810

Erect extension to ground
floor and construct new
raised roof with dormer to
incorporate rooms
620 Blandford Road, Upton,
BH16 5EQ

LMUTC Comment:
No objection