

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **25 March 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 C Evans
- Councillor R Griffin
- Councillor S McKell
- Councillor D Wilson
- Councillor Mrs M Pryor

Also in attendance: Mrs K Cane, Town Clerk.
Mrs K Osborne, Deputy Town Clerk

490/24 PUBLIC PARTICIPATION

Samantha Dallimore from Wareham Arc Landscape Recovery Project was in attendance to provide a presentation.

There were no other members of the public present.

491/24 DECLARATIONS OF INTEREST

No Declarations of Interest were received.

492/24 APOLOGIES FOR ABSENCE

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

493/24 CLERKS REPORT (ENVIRONMENT):

- a) **Minute 171/22 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.
It was reported that an on-site meeting with Dorset Council Principal Transport Officer took place on 25 March 25. Councillors Griffin and Wilson were in attendance as well as representatives from Lytchett Minster School and Lytchett Matravers Parish Council. The initial proposals were received positively. Particular comments raised with Dorset Council were as follows:
 - Extending the 30mph speed limit and remove the 40mph section.
 - Introducing a 20mph speed limit through the village.
 - Replicating the refuge as you approach the school exit from St Peter's Finger.
- 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.** Cllr Wilson to provide any update as appropriate.
- 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)** It was reported that Cllr Wilson, the Town Clerk and Deputy Town Clerk attended a meeting recently regarding sustainable travel routes between Lytchett Matravers and Lytchett Minster. This was mainly around safety issues and safe access to Lytchett Minster School along Huntick Road. The meeting was led by Jack Wiltshire, Corporate Director for Highways, Engineering and Transport at Dorset Council. A suite of options were put forward by Dorset Council officers but many were not fiscally possible to implement. It was concluded that the most suitable option would be to further investigate a reduction in the speed limit along Huntick Road.
- f) **Update on EV Chargepoints – Dorset Council has advised the following:** The site is awaiting connectivity.

494/24 CORRESPONDENCE (ENVIRONMENT):

Correspondence Environment: A) Email correspondence between the Town Council office and Dorset Council's Road Safety Team was shared regarding recent a road traffic collision along Dorchester Road. A motorist failed to stop at a red light to a pedestrian crossing and collided with 2 young pedestrians. One sustained a serious leg injury. The Town Council had been approached by an individual requesting that a 20mph speed limit is introduced to Dorchester Road. As advised by Dorset Council, a formal application would need to be made by the Town Council. Members were of the opinion that Dorchester Road did not warrant a 20mph speed limit and would not be recommending the pursuance of a formal application.

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

495/24 TO RECEIVE A PRESENTATION FROM SAMANTHA DALLIMORE FROM WAREHAM ARC LANDSCAPE RECOVERY

Samantha Dallimore provided an informative presentation on the local Landscape Recovery Project. This project is being led by Wareham Arc and is one of the first in the Landscape Recovery Scheme created by the Department of Environment, Food and Rural Affairs (DEFRA).

The project area is adjacent to Poole Harbour, North of the Isle of Purbeck and include Lytchett Minster and Upton. It covers 4000 hectares, with the objective being to create more resilient habitats through partnership working.

496/24 TO CONSIDER PROJECT PLAN TO UPGRADE LAND AT WARBLER CLOSE.

A project plan was presented which put forward proposals to revive the area of land at Warbler Close owned by the Council and previously occupied by the skatepark. It was anticipated that all the works would take approximately a month to complete and would be carried out by the Outside Operations Team and external contractors. Members were advised that the project had been budgeted for as part of the 25/26 Environment budget.

Members noted the report positively.

It was **PROPOSED, SECONDED** and **RESOLVED** unanimously to accept the proposals to upgrade land at Warbler Close at an approximate cost of £12,530.

497/24 TO RECEIVE THE HIGHWAYS MEETING NOTES FROM 6 MARCH 2025

Members considered and noted the meeting notes. Particular discussion took place on the following matters:

- Watery Lane – fly tipping. The option to closing this part of the highway to prevent fly tipping was not justifiable and unlikely to be supported by Dorset Council. Enquires would be made with Dorset Waste Services regarding the possibility in installing a fly tipping warning sign.
- Update on Traffic Regulation Order (yellow lines) Warbler/Heights Road. The Committee's recommendation for the implementation of yellow lines on this stretch of road was not endorsed by Full Council due to concerns that it would not solve the issue but simply relocate it. Alternative options were explored with Dorset Council's senior highways officer and following a site meeting, it was concluded that double yellow lines was the most suitable option. This would be re-considered by the Committee in September.

498/24 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS

Lytchett Bay View	No issues other than washed up boats which our team cannot tackle.
Street Furniture	No issues.
Highways	No issues over and above those raised in Highway meeting notes.
Limberlost	No issues.
Litter Bins	The emptying of dog waste bins across the bin is sporadic. This to be raised with Dorset Council.
Open Access	Dorset Council has recently carried out open access works (dropped kerb) at Sea View Road and Beacon Park Road.
Upton Woods	Nothing to report.

Trees

Nothing to report.

499/24 TO RECEIVE FINANCIAL REPORT FOR ENVIRONMENT

The report was noted.

500/24 CLERK'S REPORT (PLANNING)

None

501/24 CORRESPONDENCE (PLANNING)

None

502/24 TO RECEIVE AN OVERVIEW ON THE DAPTC / DORSET COUNCIL FUTURE PLANNING EVENT 4 MARCH 25.

Cllr Burns attended the above event which was arranged for Dorset town and parish councillors and officers. The salient points were:

- Changes to the National Planning Policy Framework:
 - Increased housing targets. Dorset's target has increased from 1,793 – 3,219 per year. This new target will need to be included in Dorset's Local Plan. These targets are mandatory and not advisory.
 - 5 year land supply will be based on the housing targets (Dorset has been 'fixed' until October 2025)
 - New concept of Grey Belt within Green Belt land.
 - Any development in Green Belt must meet the 'golden rules' including up to 50% affordable housing, infrastructure and local greenspace provision.
 - Duty to co-operate with neighbouring councils, such as BCP.
- New planning portal and online register.

503/24 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.

504/24 TO CONSIDER PLANNING APPLICATIONS:

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

505/24 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS.

1. The Mayor reported that he had a useful meeting with Lytchett Matravers Parish Councillors Roger Ong regarding joint working as neighbouring parishes.

There being no further business, the Chair closed the meeting at 8.40 pm

Chair.....

Date.....

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

MAENVPLANMar2025 Appendix A - Dorset Council decisions at 19Mar2025

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
March 2025	P/HOU/2025/01425	92 Blandford Road North Beacon Hill BH16 6AD	25.03.2025		No DC decision @ 19.03.2025	03.04.2025
March 2025	P/CLP/2025/01330	18 Springvale Old Wareham Road Beacon Hill BH16 6AQ	25.03.2025		No DC decision @ 19.03.2025	n/a
March 2025	P/ADV/2025/01342	The Bakers Arms Dorchester Rd Lytchett Minster BH16 6JF	25.03.2025		No DC decision @ 19.03.2025	01.04.2025
March 2025	P/HOU/2025/01311	4 Oaklea Heatherdell Upton BH16 5UG	25.03.2025		No DC decision @ 19.03.2025	27.03.2025
March 2025	P/CLP/2025/01227	5 Hop Close Upton BH16 5RG	25.03.2025		No DC decision @ 19.03.2025	n/a
February 2025	P/HOU/2025/00810	620 Blandford Road Upton BH16 5EQ	25.02.2025		No DC decision @ 19.03.2025	13.03.2025
February 2025	P/OUT/2024/07627	29-31 Dorchester Road Upton BH16 5NJ	25.02.2025		No DC decision @ 19.03.2025	04.03.2025
January 2025		8 The Axiom Centre Dorchester Rd Lytchett Minster BH16 6FE	21.01.2025			12.02.2025
	APP/D1265/W/24/335 6177					
January 2025	P/FUL/2024/04189	8 The Axiom Centre Dorchester Rd Lytchett Minster BH16 6FE	21.01.2025		No DC decision @ 19.03.2025 REFUSED 19.09.2024	12.02.2025
January 2025	P/HOU/2024/07587	63 Sandy Lane Upton BH16 5EJ	21.01.2025		No DC decision @ 19.03.2025	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/2024/06780	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	08.01.2025
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/2024/05625	Springvale 18 Old Wareham Road Beacon Hill BH16 6AQ	05.11.2024		REFUSED	03.12.2024
November 2024	P/PAAC/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	Granted	07.03.2025
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	PI/HOU/2024/04069	27 Poole Road Upton BH16 5HX	20 August 2024	No Material Objection	Granted	24.09.2024	
August 2024	PI/FUL/2024/04189	8 The Axium Centre Dorchester Road Lytchett Minster BH16 6FE	20 August 2024	No Material Objection	REFUSED	19.09.2024	
August 2024	PI/HOU/2024/04272	Midsummer Cottage Organford Lane Organford BH16 6ET	20 August 2024	No Material Objection	Granted	24.09.2024	
July 2024	PI/PACD/2024/03814	The Old Post Office New Road Lytchett Minster BH16 6JQ	23 July 2024		Granted	29.08.2024	
July 2024	PI/HOU/2024/03180	55 Beacon Park Road Upton BH16 6PD	23 July 2024		Granted	29.11.2024	
July 2024	PI/HOU/2024/03663	18 Ashbrook Walk Lytchett Minster BH16 6HY	23 July 2024		Granted	15.08.2024	
July 2024	PI/HOU/2024/03218	Tricketts Farm Old Wareham Rd Corfe Mullen BH21 3RZ	23 July 2024		Granted	23.08.2024	
July 2024	PI/ADV/2024/03277	The Bakers Arms Dorchester Road Lytchett Minster BH16 6JF	23 July 2024		Granted	19.09.2024	
June 2024	PI/FUL/2024/02164	Unit 2 Upton Industrial estate Factory Road Upton BH16 6SJ	25 June 2024		Granted	18.07.2027	
June 2024	PI/PALH/2024/03312	5 Invercauld Old Wareham Road Beacon Hill BH16 6AQ	25 June 2024		Prior Approval Not Required	30.07.2024	Certificate of Lawful Use
June 2024	PI/CLP/2024/03217	Randalls Farmhouse Randalls Hill Lytchett Minster BH16 6AN	25 June 2024		Granted	09.08.2024	Certificate of Lawful Use
June 2024	PI/HOU/2024/03176	22 Dorchester Road Upton BH16 5NR	25 June 2024		Granted	07.08.2024	
June 2024	PI/CLP/2024/03150	Post Green Farm Post Green Road Poole BH16 6AP	25 June 2024		REFUSED	02.08.2024	Certificate of Lawful Use
June 2024	PI/CLP/2024/03054	606 Blandford Road Upton BH16 6EQ	25 June 2024		Granted	24.09.2024	Certificate of Lawful Use
June 2024	PI/CLP/2024/02843	St Leonards Farm Old wareham Road Corfe Mullen BH21 3RZ	25 June 2024		REFUSED	22.07.2024	Certificate of Lawful Use
June 2024	PI/NMA/2024/02892	10 Stonerott Ropers Lane Upton BH16 5HR	25 June 2024		Granted	18.08.2024	non material amendment
May 2024	PI/HOU/2024/02735	44 Sandy Lane Upton BH16 5LX	21 May 2024	no plans on DC web	Granted	15.07.2024	PLANS NOT ON DC WEBSITE _ Ron to decide/comment
May 2024	PI/NMA/2024/02739	Tricketts Farm Old wareham Road Corfe Mullen BH21 3RZ	21 May 2024	n/a	REFUSED	14.08.2024	non material amendment
May 2024	PI/NMA/2024/02734	13 Beacon Park Road Upton BH16 5NZ	21 May 2024	n/a	Granted	13.06.2024	non material amendment
May 2024	PI/FUL/2024/02164	Unit 2 Upton Industrial Estate Factory Road Upton BH16 6SJ	21 May 2024	No objection	Granted	18.07.2024	
May 2024	PI/HOU/2024/02571	612 Blandford Road Upton BH16 6EQ	21 May 2024	No objection	Granted	08.07.2024	
May 2024	PI/HOU/2024/02503	3 Maylyn Road Beacon Hill BH16 6AH	21 May 2024	No objection	Granted	03.07.2024	
May 2024	PI/FUL/2024/01309	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	21 May 2024	No objection	Granted	15.05.2024	DC Comments CLOSED
May 2024	PI/HOU/2024/02112	1 Oak Road Upton BH16 6EA	21 May 2024	No objection	Granted	04.07.2024	
May 2024	PI/HOU/2024/01709	63 Sandy Lane Upton BH16 6EJ	21 May 2024	No objection	REFUSED	20.11.2024	
May 2024	PI/HOU/2024/02199	Darmer House Dorchester Road Lytchett Minster BH16 6HT	21 May 2024	No objection	Granted	18.06.2024	DC Comments CLOSED

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Apr 2024	P/FUL/2024/00394	Unl: 9 The Courtyard Centre Cottage Farm Huntlick Road Lytchett Minster BH16 6BA	23 Apr 2024		Granted	30.05.2024
Apr 2024	P/HOU/2024/00864	5 Pirbeck Close Upton BH16 5LL	23 Apr 2024		Withdrawn	07.05.2024
Mar 2024	P/HOU/2024/01211	2 Pnewood Close, Upton BH16 5LN	26 Mar 2024		Granted	12.06.2024
Mar 2024	P/FUL/2024/00429	The Courtyard Centre Cottage Farm Huntlick Road Lychett Minster Poole BH16 6BA	26 Mar 2024		Granted	18.04.2024
Mar 2024	P/LBC/2024/00392	The Courtyard Centre Cottage Farm Huntlick Road Lychett Minster Poole BH16 6BA	26 Mar 2024		Granted	18.04.2024
Jan2024	P/FUL/2023/07465	Lard adjacent to the existing French's Farm SANG	23Jan2024	No objection	No DC decision @ 19.03.2025	29.02.2024
October 2021	6/2021/0319	27 - 31 Dorchester Road			No DC decision @ 19.03.2025	
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 19.03.2025	
February 2020	6/2019/0717	Lard at Policemans Lane			No DC decision @19.03.2025	

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

P/CLP/2025/01227

Certificate of Lawful Use
Proposal received re:
erect rear extension.
5 Hop Close Upton
BH16 5RG

LMUTC Comment:

No objection

P/HOU/2025/01311

Erect single storey rear
extension conservatory.
Convert loft into habitable
accommodation with
dormer and garage.
4 Oaklea Heatherdell
Upton
BH16 5UG

LMUTC Comment:

No objection

P/ADV/2025/01342

Erection of illuminated
and non-illuminated signs
to the exterior of the
building.
The Bakers Arms
Dorchester Road Lytchett
Minster
BH16 6JF

LMUTC Comment:

No objection

P/CLP/2025/01330

Garden building at rear of
Springvale
18 Springvale Old
Wareham Road Beacon
Hill
BH16 6AQ

LMUTC Comment:

No objection

P/HOU/2025/01425

Retain outbuilding.
92 Blandford Road North
Beacon Hill
BH16 6AD

LMUTC Comment:

No objection