

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **19 August 2025** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT:

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

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

153/25 PUBLIC PARTICIPATION

There were 8 members of the public present and were welcomed by the Chair of Planning. Each present were given the opportunity to speak. The following points were raised:

1. Ref: Planning Application P/FUL/2025/03164 Change of use of land (to provide 14 residential caravan pitches, each consisting of 1 static caravan, 1 touring caravan, day room, parking, bike and refuse storage, EV & EC charging and associated works including soft and hard landscaping and fencing for Gypsy & Traveller Families.) Land adjacent to Slepe Park Dorchester Road Lytchett Minster BH16 6HT

A number of the members of the public present raised their concerns relating to the above planning application, as follows:

- a. Proposal not in keeping with nearby properties (Grade II listed cottage). Impact on heritage.
- b. Road safety - site access/exit from A35. Known accident blackspot. Particularly difficult for large vehicles and caravans.
- c. Drainage issues.
- d. Land has always been green land and a natural habitat until the recent hard standings were constructed.
- e. Planning application fails to refer to:
 - Biodiversity impacts.
 - Tree ownership and TPO on Oak Tree located on the land.
 - Transport links.
- f. Proximity of existing mobile home units is very close – lack of privacy.
- g. The 14 pitches could potentially accommodate up to 112 people on the site.
- h. Environmental impact – excess spillage transferred to Poole Harbour via streams on the farmland.
- i. Potential 30 hectares of sewerage discharge.

All members of the public present were thanked for their comments and encouraged to refer their concerns formally to Dorset Council. Those present were informed that this was likely to be referred to Dorset Council's Planning Committee which members of the public are entitled to attend.

2. A resident raised their concerns relating to a neighbour's recent installation of a 6ft fence in front and to the side of the property. Members were shown photos. The resident was advised that this should be referred to Dorset Council's Planning Enforcement Team to investigate and conclude whether it contravenes planning

requirements. The resident advised that another neighbour had been in contact with Dorset Council.

154/25 TO RECEIVE A PRESENTATION FROM LAURA GOWERS, WESSEX WATER ON THE TOWN WATERMARK AWARD

Laura Gowers, Community Outreach Co-ordinator at Wessex Water provided an overview of this civic award.

To gain Watermark Town status, the town would need to commit to the promotion of the 'Raising Awareness' activities and commit to at least three 'Taking Action' activities over at least a 12-month period.

This will likely require some local officer time to support, however, Wessex Water would commit to supporting these local campaigns over the initial 12 months.

Support available includes:

- local data and information
- 'Watermark Town' marketing materials bespoke to your local area
- ready-to-go social media content
- funding up to £5,000 for local projects and events for the local community.

Members thanked Ms Gowers for attending and would consider the Council's involvement in the scheme at a future meeting.

155/25 DECLARATIONS OF INTEREST

Cllr R Burns declared an interest at item 14 / minute no 176/25 relating to planning application P/HOU/2025/04002 18 Moorland Crescent as a neighbour of the property.

156/25 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Pryor (non-business)

157/25 CLERKS REPORT (ENVIRONMENT):

- a) **Minute 171/22 Heritage Project:**
These are in production.
- b) **Minute 316/23 Request for a crossing in Dorchester Road, Lytchett Minster:**
This is with Dorset Council and is progressing through their systems.
- c) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** Dorset will commence their consultation in October 2025.
- d) **Minute 269/23 Dorchester Road, Lytchett Minster Flooding.** No further updates.
- 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).** Nothing further to report.
- f) **Minute 496/24 To consider Project Plan to Upgrade Land at Warbler Close** An application has been submitted by the Town Council to Dorset Council to close the RoW whilst we undertake this project for public safety due to heavy machinery being

used whilst ground works are undertaken. This may cause a slight delay in commencing the ground works.

- g) **Cycleway Markings Update** No further update.
- h) **Updates to requested TRO** - Nothing to update.
- i) **Pinewood Road** – Resurfacing treatments to be commenced in October 2025.
- j) **Watery Lane, LM** No further updates.

158/25 CORRESPONDENCE (ENVIRONMENT).

There was no correspondence.

159/25 TO CONSIDER DRAFT COMMUNITY RESILIENCE PLAN AND WINTER MAINTENANCE PLAN

Members received and considered the above plans. Although the Town Council does not have many statutory responsibilities for the emergency scenarios referred to in the plan, it had an important role in disseminating information to residents to educate them on how to prepare for, avoid and manage these scenarios.

It was agreed to include heath fire in the risk assessment.

It was **PROPOSED, SECONDED** and **RECOMMENDED** unanimously to approve the Community Resilience Plan and Winter Maintenance Plan.

160/25 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS

Lytchett Bay View	The Outside Operation Team had replaced the Perspex cover of the interpretation board at the entrance to the view point. It was reported that the dog waste bin needed emptying.
Street Furniture	Nothing to report.
Highways	Nothing to report.
Limberlost	The grass at Limberlost Corner had been cut by Tappers.
Litter Bins	Nothing to report.
Open Access	Nothing to report.
Upton Woods	It was reported that the flow of the stream was slow. This was likely to be due to the low water levels.

Trees

Nothing to report.

161/25 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT

The financial report up to 31 July 2025 was considered. Members were advised that as of this date, 19.7% of the allocated budgets for the committee had been spent. However, a number of key projects had yet to be completed such as the Warbler Close land refurbishments and the Heritage Plaques.

162/25 CLERK'S REPORT (PLANNING)

There was no Clerk's Report for planning matters.

163/25 CORRESPONDENCE (PLANNING)

An email was considered from a local resident in response to Planning Application P/FUL/2025/03164 (Change of use of land (to provide 14 residential caravan pitches, each consisting of 1 static caravan, 1 touring caravan, day room, parking, bike and refuse storage, EV & EC charging and associated works including soft and hard landscaping and fencing for Gypsy & Traveller Families.) Land adjacent to Slepe Park Dorchester Road Lytchett Minster BH16 6HT).

The email highlighted concerns over the number of residential mobile homes sites built within a one mile radius of the Lytchett Minster and Upton Parish. The resident estimate there to be at least 700 mobile homes. Members agreed to consider this in greater details at the next meeting of the committee.

164/25 UPDATE ON LOCAL AND NATIONAL PLANNING REFORM CHANGES

Members noted that Dorset Council had published its draft Local Plan and commenced the consultation exercise the day prior to the meeting (18 August). As the plan and its supporting documents were significantly lengthy and detailed, it was agreed that the next ENPLAN meeting would be dedicated to the document and the Council's response. It was noted that although the draft document referred to proposed figures to housing allocations, it would have a significant impact on the town.

165/25 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.

166/25 TO CONSIDER PLANNING AND TREE APPLICATIONS:

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

167/25 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS.

1. A document on potential devolved services the Town Council could take on was being drafted by the Town Clerk and would be presented at the next Finance & Administration meeting.
2. Members were advised that the speed limit along Upton Road (BCP) had been reduced from 60mph to 30mph.
3. The Council had received a significant number of complaints regarding a white van parked along Poole Road. The Council has been in regular contact with Dorset Police and Dorset Highways who have carried out site visits. The conclusions is that, despite the inappropriate position of the van, it is not parked illegally and therefore there is no means in which to enforce its removal. The Police have been asked to have a polite discussion with the owner to move the van to a more appropriate position.

There being no further business, the Chair closed the meeting at 9.22 pm

Chair.....

Date.....

APPENDIX A

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

MAENVPLAN 19 August 2025 Appendix A - Dorset Council decisions at 12 Aug 2025

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
August 2025	P/CLP/2025/04528	4 Blandford Road North Upton BH16 5PP	19.08.2025		No DC decision @ 12.08.2025	For information only
August 2025	P/HOU/2025/04503	10 Pinewood Close Upton BH16 5LN	19.08.2025		No DC decision @ 12.08.2025	21.08.2025
August 2025	P/FUL/2025/03164	Land adjacent to Slepe Park Dorchester Road Lytchett Minster BH16 6HT	19.08.2025			13.08.2025
August 2025	P/FUL/2025/03858	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	19.08.2025		No DC decision @ 12.08.2025	13.08.2025
August 2025	P/HOU/2025/04002	18 Moorland Crescent Upton BH16 5LB	19.08.2025		No DC decision @ 12.08.2025	13.08.2025
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	No DC decision @ 12.08.2025	08.08.2025
July 2025	P/PACD/2025/04148	Race Farm Huntick Road Lytchett Matravers BH16 6BB	22.07.2025	No Objection	No DC decision @ 12.08.2025	n/a
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		30.07.2025
July 2025	P/HOU/2025/03811	22 Stuart Close Upton BH16 5PU	22.07.2025	No Objection	No DC decision @ 12.08.2025	23.07.2025
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	No DC decision @ 12.08.2025	10.07.2025
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

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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 @ 12.08.2025	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 records currently match the search cri REFUSED 19.09.2024	12.02.2025
January 2025	P/HOU/2024/07587	63 Sandy Lane Upton BH16 5EJ	21.01.2025		Granted	02.04.2025
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/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	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/2024/04272	Midsummer Cottage Organford Lane Organford BH16 6ET	20 August 2024	No Material Objection	Granted	24.09.2024
Jan2024	P/FUL/2023/07465	Land adjacent to the existing French's Farm SANG	23Jan2024	No objection	GRANTED	23.05.2025

**LYTCHETT MINSTER & UPTON TOWN COUNCIL PLANNING APPLICATIONS
CONSIDERED at ENPLAN MEETING on 19 August 2025**

P/HOU/2025/04002

Single storey side extension
and dormer to front.
18 Moorland Crescent Upton
BH16 5LB

LMUTC Comment:
No Objection

P/FUL/2025/03164

Change of use of land (to
provide 14 residential
caravan pitches, each
consisting of 1 static
caravan, 1 touring
caravan, day room, parking,
bike and refuse storage, EV &
EC charging and associated
works including soft and
hard landscaping and
fencing for Gypsy &
Traveller Families.) Land
adjacent to Slepe Park
Dorchester Road Lytchett
Minster BH16 6HT

LMUTC Comment:
Object:
1. green belt site
2. close to nature
designated sites
3. unsuitably close to
neighbouring residential
properties
4. site is too small for the
number of proposed pitches
5. no parking provision for
larger vehicles
6. road access on busy A35
is unfit
7. this PA should be referred
to Planning Committee and
not delegated

P/FUL/2025/03858

Demolition of agricultural
building and erection of one
dwelling house.
Papushka Fields Dorchester
Road Lytchett Minster
BH16 6FE

LMUTC Comment:
No Objection

APPENDIX B

P/FUL/2025/04503

Erect single storey rear extension and carport.
10 Pinewood Close Upton
BH16 5LN

LMUTC Comment:
No Objection

P/CLP/2025/04528

Certificate of Lawfulness:
erect single storey extension
4 Blandford Road North
Upton BH16 5PP

LMUTC Comment:
n/a

P/HOU/2025/04743

Raise roof to create habitable first floor accommodation and erect side extension.
147 Sandy Lane Upton
BH16 5LT

LMUTC Comment:
No Objection

P/HOU/2025/04749

Demolish existing garage, erect ground floor side extension first floor rear extension and front porch.
97 Sandy Lane Upton
BH16 5LT

LMUTC Comment:
No Objection