

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **23 September 2025** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT:

Councillor B Pipe (in the Chair)

Councillor C Squires (in the Chair)

Councillor J R Burns Councillor R Griffin Councillor S McKell Councillor C Evans Councillor D Wilson

Also in attendance: Mrs K Cane, Town Clerk

Mrs K Osborne, Deputy Town Clerk.

215/25 PUBLIC PARTICIPATION

There were no members of the public present.

216/25 DECLARATIONS OF INTEREST

There were no declarations of interest.

217/25 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mrs Pryor and Drane (non-business).

218/25 TO ELECT A VICE-CHAIR FOR ENPLAN

Nominations were called for the role of Vice-Chair following Cllr Squires appointment as Co-Chair, Cllr Evans was nominated.

In the absence of no other nominations it was **PROPOSED**, **SECONDED** and **RESOLVED** unanimously to appoint Cllr Evans as the Vice-Chair of the ENPLAN Committee.

219/25 CLERKS REPORT (ENVIRONMENT):

- a) Minute 171/22 Heritage Project:
 - The plaques have been delivered and the Outside Operation Team will be installing them over the coming week.
- 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. The decision date is imminent. If the application is successful and within the timescales, work will commence mid-October.
- 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.

220/25 CORRESPONDENCE (ENVIRONMENT).

There was no correspondence.

221/25 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS

Lytchett Bay View It was noted that the site was looking very good with no litter evident.

The boardwalk would need replacing soon and grant funding

opportunities would be investigated.

Street Furniture Nothing to report.

Highways Nothing to report.

Limberlost A few of the wooden posts had been knocked over. The Outside

Operations Team would be tasked to reinstate.

Litter Bins Nothing to report.

Open Access Nothing to report.

Upton Woods Nothing to report.

Trees Nothing to report.

Cllr Wilson advised that Dorset Wildlife Trust is hosting school trip visits across its sites.

222/25 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT

The financial report up to 31 August 2025 was considered. Members were advised that as of this date, 21% 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.



223/25 CLERK'S REPORT (PLANNING)

There was no Clerk's Report for planning matters.

224/25 CORRESPONDENCE (PLANNING)

Correspondence from a Lytchett Minster resident and the Council for the Preservation of Rural England (Dorset), both regarding the local plan options consultation were considered and the contents noted.

225/25 TO REVIEW THE DRAFT LOCAL PLAN AND COMPILE A CORPORATE RESPONSE TO THE CONSULTATION FOR RECOMMENDATION TO FULL COUNCIL

The Committee had been tasked with leading on drafting a response to the consultation. Council had been successful in gaining an extension to the 13 October deadline and now had until 27 October to submit comments to Dorset Council. All members were encouraged to send their individual responses to the Deputy Town Clerk by 30 September so that they can be reflected in the final response. Members were reminded that Dorset and BCP Councils were consulting on a draft joint Local Transport Plan. The Mayor was formulating a response to this with input from a resident.

Members reflected on the initial advice provided by the planning consultant which had been very useful. Following careful consideration, key headings to form the basis of the Council's response were agreed and would be shared with all members, as follows:

Environmental

Flooding Ecology & biodiversity Pollution

Infrastructure

Social sustainability (community integration and cohesion)
Healthcare
Schools
Roads / Travel
Employment

Tier System

Do we support the tiers the town has been placed in? Upton (Tier 1), Lytchett Minster (Tier 2).

Village identity and urban sprawl

Sustainability Report - no grasp on heritage factors in LM. Listed buildings.

Flexible Settlement Policy

Issue with developments coming through the "back-door".

Housing type and tenure - including affordable housing



What type of housing does our community need? Tenure, number of bedrooms, bungalows. Needs to meet the local housing need. Sustainability using energy efficiently, conserving water, using renewable materials, reducing waste, and ensuring good indoor air quality

General Comments: i.e. lack of consultation drop-in session in LM&U. Inequity. Survey is not user friendly.

All comments would be compiled into a draft response which will be sent to the planning consultant for a technical review.

226/25 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.

227/25 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 (September 2025) as Appendix B.

228/25 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS.

- 1. It was reported that Dorset Police will be introducing Mobile Police Stations in various locations across the county. Members noted their disappointed that Lytchett Minster & Upton wasn't on the list of locations. The Mayor would be writing to the Police & Crime Commissioner requesting the rationale for the town not being included.
- 2. The United Reform Church building in Lytchett Minster had been placed on the open market to be sold with planning permission.
- 3. Members were reminded that the Dorset Council Ward Councillors would be hosting a public consultation drop-in on the Local Plan Options next Tuesday 30 September from 1pm in the Council Chamber at Moorland Parade.

There being no further business, the Chair closed the meeting at 8.20 pm

Chair // Squared

Date 21 | 10 | 2025

DC decision date

09.10.2025 10.10.2025

No DC decision @ 22.09.2025 No DC decision @ 22.09.2025 No DC decition (\$ 22.09.2025

DC DECISION

LMUTC comments

Committee

23.09.2025 23.09.2025 23.09.2025

23,09,2025 23.09.2025

Bere Farmhouse Warehem Road Lytchett Misbert BH16 5ER 87 Bulbury Cottages Bulbury Lane Lytchett Minster BH16 6HR

The Old Lodge Dorchester Road Lytchelf minster BH16 6JB

MAENVPLAN 23 September 2025 Appendix A - Dorset Council decisions et 22 Sep 2025

ADDRESS

Month of Meeting P.A. NUMBER

P/HOU/2025/05453

P/FUL/2025/04687

September 2025 September 2025 September 2025

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

Bulbury Golf Course Bulbury Lane Lytchett Minster BH16 SHR

Lytchett Hard Beach Road Upton BH16 5NA

P/HOU/2025/05408 P/HOU2025/05175

> September 2025 September 2025

P/HOU/2025/04261 P/HOU/2025/05155 P/NMA/2025/05222 P/CLE/2025/05420

September 2025 September 2025 September 2025

Heatherbrao Heatherbrae Lane Upton BH16 5LZ

Land at Policemans Lane Upton 8H16 5NE

4 Ropers Lane Upton BH16 5HR

06.10.2025 30.09.2025 30.09.2025

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23.09.2025

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97 Sandy Lane Upton BH16 5LT 147 Sandy Lane Upton BH16 5LT 148 Sandy Lane Upton BH16 5LT 4 Blandford Road North Upton BH16 5PP 19.08.2025 19 Pinewood Close Upton BH16 5LN 19.08.2025 Land adjacent to Slepe Park Dorchester Road Lytchett Minster BH15 6H119.08.2025 Papushka Fields Dorchester Road Lytchett Minster BH16 6FE 19.08.2025 18 Moorland Crescent Upton BH16 5LB	606 Blandford Road Upton BH16 SEC. 92 Blandford Road North Beacon Hill BH16 5AD Herons Reach Beach Road Upton BH16 5NA Race Farm Hunitck Road Lytchett Matrawers BH16 6BB 1 See View Road Upton BH16 5NF	22 Stuart Close Upton BH16 5PU 89 Swingate Dorchester Road Lytchett Minster BH16 6HT
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"ONLY TAKE ROLLING 12 MONTHS TO MEETING PLUS ANY not granted " MAENVPLAN 23 September 2025 Appendix A - Dorset Council decisions at 22 Sep 2025 Month of Meeting P.A. Milliages Annexes	ACCARGO S	St Leonards Farm Old Wareham Road Corfe mullen BH21 3RZ 03.12.2024 18 Heights Approach Unton BH16 5QZ 03.12.2024 Landsouth of wessex Water's Bulbury Landsouth of Water Land	Lytchett Matravers Land at Post Farm Lytchett Minster BH16 6AB Post Grear Farmhouse Post Green Farm Post Green Road Lytchett	Minster BH18 6AP Home Lea Ropers Lane Upton Poole BH16 5HR	172 Sandy Lane Upton BH16 5LY Springvale 18 Old Wareham Road Beacon Hill BH16 6AC Papushka Fields Dorchester Road Lytchett Minster Poole BH16 6FE 10 Pinewood Close Upton BH16 5LN The Old Post Office New Road Lytchett Minster BH16 6JQ	Studiand Cortages Dorchester Road Lytchett Minster BH16 6JF 20 Dorchester Road Upton BH16 SNR St Leonards Farm Old Wareham Rd Corfe Mullen BH21 3RZ 86 Tree Hamlets Upton BH16 5SB	140 Dorchester Road Upton BH16 SNX	4 Poole Road
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LYTCHETT MINSTER & UPTON TOWN COUNCIL PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on 23 September 2025

P/HOU/2025/05155

Demolish existing porch and erect new rear conservatory. Heatherbrae Heatherbrae Lane Upton BH16 5LZ

LMUTC Comment: No Objection

P/NMA/2025/05222

Non Material Amendment – regularisation of external materials, in addition to reduction of roof pitches to selected plots across the site to PP 6/2019/0171 (erection of 92 dwellings with access via Osprey Close, associated landscaping, drainage and footpaths onto Watery Lane. Land at Policemans Lane Upton BH16 5NE

LMUTC Comment: N/A

P/CLE/2025/05420

The lawful implementation of planning application P/FUL/2022/04851 and the consent remains extant. Bulbury Golf Course Bulbury Lane Lytchett Minster BH16 6HR

LMUTC Comment: N/A

P/HOU/2025/05408

Alterations to existing dwelling including new front porch and rear pergola structure to form undercover patio space and balconies to first floor bedrooms.

Lytchett Hard Beach Road Upton

LMUTC Comment: No Objection

87 Bulbury Cottages

BH16 5NA

APPENDIX B

P/HOU/2025/05175

LMUTC Comment: No Objection

Bulbury Lane Lytchett Minster **BH16 6HR**

P/FUL/2025/04687

Bere Farmhouse Wareham **Road Lytchett Minster** BH16 6ER

LMUTC Comment: No Objection

P/HOU/2025/05453

The Old Lodge Dorchester Road Lytchett Minster BH16 6JB

P/HOU/2025/04261

LMUTC Comment: No Objection

> Erect single storey extension to the rear 4 Ropers Lane Upton BH16 5HR

LMUTC Comment: No Objection



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

LMUTC																										
PROPOSAL	Felt to as close to ground level as practically possible. Replace with x 1 Nursery grown 1.5 - 2m, within 5m of the existing tree	Fell	Replant 4m from current position	Dorset Council CONFIRMED Tree Order 19 August 2025																						
NUMBER OF TREES	-	1	-	•	-		-	-	-		-		-	-	-	1	1	1	1	-	-		-	_	1	_
TYPE OF TREE	Ash	Oak	Ginko	Oak) Se	Oak	Oak	Oak	Oak	Oak	Oak	Maple	Oak	Cypress	Oak	Oak	Oak	Oak	Oak	Horse	Oak	Oak	Oak	Walnut	Oak	Oak
TREE	E.	TI		11	12	T3	T4	13	16	17	T8	19	T10	TH	T12	T13	T14	T15	T16	T17	T18	T19	120	T21	T22	T23
Address	P/TRT/2025/05428 57 Poole Road Upton	P/TRT/2025/p5013 1 Kingfisher Drive Upton BH16 5FG		Swingate 89 Dorchester Rd Lytchett Minster BH16 6HT																						
TREE WORKS P.A. ADDRESS NUMBER	P/TRT/2025/05428	P/TRT/2025/05013		CONFIRMATION S OF TPO TPO/2025/0020																						
Date of ENPLAN Meeting	23 September 2025	23 September 2025		23 September 2025						The second																



LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **AMENITIES COMMITTEE** meeting held on **TUESDAY** the **7 October 2025** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT:

Councillor M Pryor (in the Chair) Councillor D White (Vice-Chair) Councillor R Griffin (ex-officio) Councillor S McKell (ex-officio)

Councillor F H Drane Councillor C Squires Councillor V Whittingham Councillor R Wood

Also in attendance: Mrs K Cane, Town Clerk.

229/25 PUBLIC SESSION:

No members of the public were present.

230/25 DECLARATIONS OF INTEREST:

No declarations of interest were received.

231/25 APOLOGIES:

Councillor S Gabriel (non-business - dispensation), Councillor S Squires

Councillor D White was absent without apologies.

232/25 CLERKS REPORT:

- 1. Minute 516/24 Plans community and civic events No further information.
- 2. Minute 192/24 To Review Future Burial Provision Within the Town and To Receive Any National Updates Regarding Policies to Address this Matter. No further update.
- 3. Minute 49/25 To Receive And Approve The Hire Agreement With Poole Town Wessex FC For Use Of The Recreation Ground Pitches And Facilities New arrangements working well.
- 4. Minute 48/24 Youth Services In The Town. We have been advised that the youth service is up and running at Corfe Mullen and going well. A meeting to be scheduled with CMTC and WTC.
- Minute 111/25 Upgrade to the Clocktower. Works to replace the mechanism and clockface will commence 13 October 2025.



6. Minute 113/25 Fitness classes on the Recreation Ground. These sessions have now ended for the Winter.

233/25 CORRESPONDENCE:

None.

234/25 TO REVIEW THE FEE FOR THE INTERMENT OF THOSE RESIDENTS, WHO AT THE TIME OF DEATH, WERE IN A NURSING/CARE HOME OUTSIDE OF THE PARISH FOR MORE THAN TWO YEARS

Members considered the request to revise fees for those residents who died in a nursing/care home outside of parish after more than two years. After discussion it was PROPOSED, SECONDED and RECOMMENDED not to adjust fees.

234/25 TO APPROVE MATCH FUNDS FOR NEW GOALPOSTS AT THE RECREATION GROUND AFTER SUCCESSFUL FA GRANT

Members congratulated staff who had submitted a successful application for new goal posts to the FA, with them awarding the Town Council 51.39% of new wheeled goal post costs.

It was **PROPOSED**, **SECONDED** and **RECOMMENDED** to fund the outstanding monies (£4,086) from the General Amenities budget to purchase this equipment. It was noted that although this budget had been set aside for youth provision, and whilst we continue to work towards bringing this service into the community, delays had meant it was unlikely to be achieved in this financial year, and so the monies to fund the goal posts should be used for this.

236/25 TO RECEIVE UPDATES FROM AMENITIES CHAMPIONS

Allotments:

Cllr Mikka Pryor

Cilrs Pryor and McKell carried out the Annual Inspection and were very pleased with the presentation and organisation of the site. They noted that the chickens were housed in very fine coops and no issues site-wide identified. A letter has been sent to commend ULMAA on the management of the site.

It was reported that a bonfire event will be held 14 or 15 November at 6 pm (date weather dependent). The risk assessment and flyer will be shared with the Council, and the Fire Service will be notified.

Cllr Griffin attended the recent ULMAA quiz at the Community Centre and advised it was a successful and enjoyable evening,

Recreation Ground, Play Area and Pavilion Cllr Stewart McKell.

No issues to report.

Cemetery: **Clir Mrs Mikka Pryor** No issues to report.

Redwood Road Play Area Clir Stewart McKell

Cllr McKell expressed a desire for additional seating, particularly a picnic bench; however, it was agreed to review this request again in the Spring. The Clerk to liaise with the Outside Operations Team on installation of some soft planting and totems - and to discuss feasibility of installing a couple of trees.

237/25 TO RECEIVE FINANCIAL SUMMARY OF ACCOUNTS

Members noted the contents of the report

238/24 ITEMS OF REPORT AND MATTERS FOR FUTURE AGENDAS

- 1. Cllr Griffin explained that there had been some misunderstanding about a historic gypsy and traveller site in Lytchett Minster which may have led to the siting of the one proposed in the Dorset Local Plan under consultation.
- 2. Members were appraised that at the next Amenities meeting they will be asked to consider Amenities budgets for 2026/27.

There being no further business, the Chair closed the meeting at 7.05 pm.

Chair MP

