

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.....

Date.....

APPENDIX A

****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. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
September 2025	P/HOU/2025/05453	The Old Lodge Dorchester Road Lytchett minster BH16 6JB	23.09.2025		No DC decision @ 22.09.2025	10.10.2025
September 2025	P/FUL/2025/04687	Bere Farmhouse Wareham Road Lytchett Misbetr BH16 6ER	23.09.2025		No DC decision @ 22.09.2025	09.10.2025
September 2025	P/HOU/2025/05175	87 Bulbury Cottages Bulbury Lane Lytchett Minster BH16 6HR	23.09.2025		No DC decision @ 22.09.2025	08.10.2025
September 2025	P/HOU/2025/05408	Lytchett Hard Beach Road Upton BH16 5NA	23.09.2025		No DC decision @ 22.09.2025	06.10.2025
September 2025	P/CLE/2025/05420	Bulbury Golf Course Bulbury Lane Lytchett Minster BH16 6HR	23.09.2025		No DC decision @ 22.09.2025	n/a
September 2025	P/HOU/2025/04261	4 Ropers Lane Upton BH16 5HR	23.09.2025		No DC decision @ 22.09.2025	30.09.2025
September 2025	P/NMA/2025/05222	Land at Policemans Lane Upton BH16 5NE	23.09.2025		No DC decision @ 22.09.2025	n/a
September 2025	P/HOU/2025/05155	Heatherbrae Heatherbrae Lane Upton BH16 5LZ	23.09.2025		No DC decision @ 22.09.2025	30.09.2025
August 2025	P/HOU/2025/04749	97 Sandy Lane Upton BH16 5LT	19.08.2025	No Objection	No DC decision @ 22.09.2025	04.09.2025
August 2025	P/HOU/2025/04743	147 Sandy Lane Upton BH16 5LT	19.08.2025	No Objection	No DC decision @ 22.09.2025	03.09.2025
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		13.08.2025
August 2025	P/FUL/2025/03858	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	19.08.2025	submitted 13Aug25	No DC decision @ 22.09.2025	
August 2025	P/HOU/2025/04002	18 Moorland Crescent Upton BH16 5LB	19.08.2025	No Objection	No DC decision @ 22.09.2025	13.08.2025
				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	Heron's Reach Beach Road Upton BH16 5NA	22.07.2025	No Objection	Granted	09.09.2025
July 2025	P/PACD/2025/04148	Race Farm Huntlick 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	No DC decision @ 22.09.2025	30.07.2025
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

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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	Response Given 22.09.2025	17.07.2025
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
March 2025	P/CLP/2025/01227	5 Hop Close Upton BH16 5RG	25.03.2025	No Objection	Granted	29.04.2025
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 @ 22.09.2025	04.03.2025
January 2025	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/FUL/2024/04189	8 The Axiom Centre Dorchester Rd Lytchett Minster BH16 6FE	21.01.2025		No records currently match the search criteria 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 criteria	21.01.2025
January 2025	P/HOU/2024/06832	8 Slough Lane Upton BH16 5NB	21.01.2025		Granted	30.01.2025

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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
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 22.09.2025	

**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 BH16 5NA
	LMUTC Comment: No Objection	
		87 Bulbury Cottages

APPENDIX B

P/HOU/2025/05175

Bulbury Lane Lytchett
Minster
BH16 6HR

LMUTC Comment:
No Objection

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

LMUTC Comment:
No Objection

P/HOU/2025/04261

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

LMUTC Comment:
No Objection

TREETWORKS APPLICATIONS TO DORSET COUNCIL

LMUTC is being notified for information purposes only

Date of ENPLAN Meeting	TREE WORKS P.A. NUMBER	ADDRESS	TREE	TYPE OF TREE	NUMBER OF TREES	PROPOSAL	LMUTC comments
23 September 2025	P/TRT/2025/05428	57 Poole Road Upton	T1	Ash	1	Fell to as close to ground level as practically possible. Replace with x 1 Nursery grown 1.5 - 2m, within 5m of the existing tree	
23 September 2025	P/TRT/2025/p5013	1 Kingfisher Drive Upton BH16 5FG	T1	Oak	1	Fell	
				Ginko	1	Replant 4m from current position	
23 September 2025	CONFIRMATION OF TPO TPO/2025/0020	Swingate 89 Dorchester Rd Lytchett Minster BH16 6HT	T1	Oak	1	Dorset Council CONFIRMED Tree Order 19 August 2025	
			T2	Oak	1		
			T3	Oak	1		
			T4	Oak	1		
			T5	Oak	1		
			T6	Oak	1		
			T7	Oak	1		
			T8	Oak	1		
			T9	Maple	1		
			T10	Oak	1		
			T11	Cypress	1		
			T12	Oak	1		
			T13	Oak	1		
			T14	Oak	1		
			T15	Oak	1		
			T16	Oak	1		
			T17	Horse Chestnut	1		
			T18	Oak	1		
			T19	Oak	1		
			T20	Oak	1		
			T21	Walnut	1		
			T22	Oak	1		
			T23	Oak	1		