

## LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **2 December 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 F Drane
- Councillor Mrs Pryor
- Councillor C Evans
- Councillor D Wilson
- Councillor R Griffin
- Councillor S McKell

**Also in attendance:** Mrs K Osborne, Acting Town Clerk.  
Mrs S Samways, Admin Officer.

### 329/25 PUBLIC PARTICIPATION:

There were no members of the public present.

### 330/25 DECLARATIONS OF INTEREST:

Cllr Pipe declared in interest in the Non Material Amendment to P/NMA/2025/06931 as he is a tenant at this site.

### 331/25 APOLOGIES FOR ABSENCE:

There were no apologies for absence.

### 332/25 CLERKS REPORT (ENVIRONMENT) – DECEMBER 2025:

- a) **Minute 171/22 Heritage Project:**  
The plaques have been delivered and the Outside Operation Team will be installing them over the coming weeks.
- b) **Minute 316/23 Request for a crossing in Dorchester Road, Lytchett Minster:**  
This is with Dorset Council and is progressing through their systems.

**Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** Dorset Council's public consultation on the proposals has now ended and the results are currently being analysed. The Road Safety Manager at DC has advised that, for Upton specifically, there were 56 responses, and the results appear to be evenly split between those in favour and those against. Members voiced their disappointment at the low response rate to the public consultation.

In December, the 20mph schemes will progress to the delegated powers meeting, where the Cabinet Lead will decide whether to grant authority.

- c) **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.
- d) **Minute 496/24 To consider Project Plan to Upgrade Land at Warbler Close:** This Project is now complete.

e) **Cycleway Markings Update** No further update.

f) **Dorset Local Plan Options Consultation:**

The Council's response has now been submitted. Dorset Council received over 10,000 responses across both the Local Plan and Transport Plan consultations. Dorset Council is now reviewing all feedback to help shape the final versions of both plans. It also thanks residents for their understanding during the technical issues with the online surveys and has stated its commitment to improving future consultations.

The Local Transport Plan will be finished first, with a report on consultation feedback expected early next year. The final plan will be published in spring 2026 and will guide transport across Dorset for the next 15 years.

In mid 2026, a summary of responses to the Local Plan options consultation will be published and the council will continue to prepare the final version of the plan. This will be submitted to the government for independent review. If approved, the Local Plan is expected to be adopted by late 2027.

Early themes emerging from online feedback indicate that the Local Plan drew strong opposition to the government set target of 3,246 homes per year. Meanwhile, the Transport Plan revealed deep concern about the decline of rural bus services and the need for better connectivity.

g) **Minute 276/25 Neighbourhood Plan** – At its meeting on 21 October, the Town Council agreed to move forward, in principle, with the development a Neighbourhood Plan for the town, subject to further investigations/research and a full briefing paper being presented to the Council in the new year.

### **333/25 CORRESPONDENCE (ENVIRONMENT):**

There was no correspondence.

### **334/25 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS:**

Lytchett Bay View	Cllr Evans reported the bridge is looking uneven. The Acting Town Clerk advised the Outside Operations Team are aware and are liaising with Natural England to ensure the securing concrete is compliant. Cllr Griffin reported grant funding to repair/replace the boardwalk will need to be applied for.
Street Furniture	The Acting Town Clerk reported the noticeboard sited on Poole Road outside the Community Centre has been vandalised, damaging the wood significantly making this uneconomic to repair. A new noticeboard will be sourced. Cllr Pipe requested his home address is removed from the public Councillor list.
Highways	Nothing to report.

Limberlost	Nothing to report.
Litter Bins	Cllr McKell reported requests for another bin on Beacon Park estate, however Dorset Council will not add any more to their collection schedule.
Open Access	Nothing to report.
Recreation Ground	Cllr McKell reported the football pitches are not always fully utilised at the weekends. The current agreement with the team runs until the end of the season (May 2026).
Upton Woods	Cllr Drane reported the woods are very popular with families.
Trees	Nothing to report.

Cllr Wilson reported on an interesting and informative meeting re: the Studland Peninsula, and the positive transformation process returning Middle Beach to a natural beach and cove; and also the Christmas holiday events available for school age children.

### **335/25 TO CONSIDER ENPLAN BUDGETS FOR 26/27:**

The second draft budget was presented to members. Members reviewed each Environment budget line, and through discussions agreed to amend some budget lines resulting in a 4% increase in the overall ENPLAN budget for 2026/27.

It was **PROPOSED, SECONDED** and **RECOMMENDED** (with 8 votes for and 1 against) to proceed with repair works at Moorland Parade to the bank fronting the fish and chip shop to maintain the favourable appearance of the parade.

It was **PROPOSED, SECONDED** and **RECOMMENDED** unanimously to approve the final draft of the ENPLAN budget for 2026/27 as attached at Appendix A.

The Acting Town Clerk was commended on successfully producing the Budget proposals.

### **336/25 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT:**

The financial report up to 30 November 2025 was considered and noted.

### **337/25 CLERK'S REPORT (PLANNING):**

There was no Clerk's Report for planning matters.

### **338/25 CORRESPONDENCE (PLANNING):**

There was no correspondence for planning matters.

**339/25 UPDATE ON LOCAL/NATIONAL PLANNING REFORM CHANGES:**

Cllr Griffin reported there is little to note at present; an English Devolution bill is currently being considered.

**340/25 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 B.

**341/25 TO CONSIDER PLANNING AND TREE APPLICATIONS:**

The observations on the planning and tree applications (None) discussed at the meeting are set out on the attached list (December 2025) as Appendix C.

**342/25 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES)  
AND MATTERS FOR FUTURE AGENDAS.**

1. Cllr Griffin reported on neighbouring Town Council's progress with their Neighbourhood Plans. Cllr Griffin will report to Town Council in January on his recent meeting with a Dorset Council Senior Planning Officer.
2. Cllr Wilson commented that any planting around the bank at the top of Moorland Parade should be designed to support the long term structure of the bank.
3. Cllr Evans reported on the DAPTC Statement of Reasonable Expectations advising Dorset Councillors require more time to consider it.
4. Cllr Evans reported he will attend an upcoming webinar re: parking charges.
5. Cllr Burns reminded all members of the Christmas Party at Upton Manor Care Home on Wednesday 3 December from 3pm.

**There being no further business, the Chair closed the meeting at 7.40pm.**

Chair.....

Date.....

# APPENDIX A

09/12/2025

Lytchett Minster & Upton Town Council

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Annual Budget - By Centre (Actual YTD Month 8)

Note: LMUTC Draft Budget 26 27 ENPLAN review 2 2 Dec 25

		<u>24/25</u>		<u>25/26</u>				<u>26/27</u>		
		Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
<b>200</b>	<b>Street Lighting</b>									
4301	Street Lighting Maintenance	2,000	0	750	0	0	0	500	0	0
4302	Street Lighting Supply	800	784	950	557	0	0	1,044	0	0
	<b>Overhead Expenditure</b>	2,800	784	1,700	557	0	0	1,544	0	0
	<b>Movement to/(from) Gen Reserve</b>	(2,800)	(784)	(1,700)	(557)	0		(1,544)		
<b>201</b>	<b>Environmental Services</b>									
1130	Miscellaneous Income	0	569	0	400	0	0	0	0	0
	<b>Total Income</b>	0	569	0	400	0	0	0	0	0
4350	Street Services	11,000	7,794	13,500	1,689	0	0	7,000	0	0
4355	Trees	3,500	4,615	3,850	1,800	0	0	7,000	0	0
4363	Lytchett Bay View	2,000	1,466	4,000	157	0	0	10,000	0	0
4365	Flower Beds	5,000	1,540	1,500	2,237	0	0	2,750	0	0
4370	Damage & Vandalism	700	179	500	60	0	0	500	0	0
4378	Climate Change	1,000	26	1,000	0	0	0	1,000	0	0
4379	Devolved Sevices	750	331	2,000	1,172	0	0	2,100	0	0
4380	General Expenditure	0	0	0	-100	0	0	0	0	0
4381	Street Furniture	2,500	3,193	3,000	2,357	0	0	3,150	0	0
4385	Frampton Terrace Project	4,030	1,097	11,000	2,201	0	0	10,000	0	0
4386	Lavender Walk Project	2,980	2,607	3,000	2,761	0	0	0	0	0
	<b>Overhead Expenditure</b>	33,460	22,849	43,350	14,334	0	0	43,500	0	0
	<b>201 Net Income over Expenditure</b>	-33,460	-22,281	-43,350	-13,934	0	0	-43,500	0	0
6001	less Transfer To EMR	0	5,000	0	0	0	0	0	0	0

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Lyttchett Minster &amp; Upton Town Council

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Annual Budget - By Centre (Actual YTD Month 8)

Note: LMUTC DraftBudget 26 27 ENPLAN review 2 2 Dec 25

	<u>24/25</u>		<u>25/26</u>				<u>26/27</u>		
	Budget	Actual	Total	Actual YTD	Projected	Committed	Agreed	EMR	Carried Forward
<b>Movement to/(from) Gen Reserve</b>	<u>(33,460)</u>	<u>(27,281)</u>	<u>(43,350)</u>	<u>(13,934)</u>	<u>0</u>		<u>(43,500)</u>		
<b>Total Budget Income</b>	0	569	0	400	0	0	0	0	0
<b>Expenditure</b>	36,260	23,633	45,050	14,891	0	0	45,044	0	0
<b>Net Income over Expenditure</b>	<u>-36,260</u>	<u>-23,064</u>	<u>-45,050</u>	<u>-14,491</u>	<u>0</u>	<u>0</u>	<u>-45,044</u>	<u>0</u>	<u>0</u>
less Transfer To EMR	0	5,000	0	0	0	0	0	0	0
<b>Movement to/(from) Gen Reserve</b>	<u>(36,260)</u>	<u>(28,064)</u>	<u>(45,050)</u>	<u>(14,491)</u>	<u>0</u>		<u>(45,044)</u>		

## APPENDIX B

### MAENVPLAN 2 December 2025 Appendix A - Dorset Council decisions at 1 Dec 2025

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
December 2025	P/HOU/2025/06950	620 Blandford Road Upton BH16 5EQ	02.12.2025		No DC decision @ 01.12.2025	22.12.2025
December 2025	P/NMA/2025/06931	The Courtyard Craft Centre Cottage Farm Huntick Rd Lytchett Matravers BH16 6BA	02.12.2025		REFUSED	28.11.2025
December 2025	P/PAMF/2025/06768	6 Moorland Parade Upton BH16 5JS	02.12.2025		No DC decision @ 01.12.2025	n/a
December 2025	P/CLE/2025/06145	9 Coach Road Cottages post Green Road Lytchett Minster BH16 6AP	02.12.2025		No DC decision @ 01.12.2025	n/a
December 2025	P/HOU/2025/04568	14 Blandford Road North Upton BH16 5PR	02.12.2025		No DC decision @ 01.12.2025	27.11.2025
December 2025	P/LBC/2025/06415	North Holton Farmhouse Dorchester Road Lytchett Minster BH16 6JF	02.12.2025		No DC decision @ 01.12.2025	26.11.2025
November 2025	P/HOU/2025/06404	6 Upton Close Upton BH16 5HG	04.11.2025		No DC decision @ 01.12.2025	19.11.2025
November 2025	P/HOU/2025/05628	122 Dorchester Rd Upton BH16 5NX	04.11.2025		No DC decision @ 01.12.2025	19.11.2025
November 2025	P/NMA/2025/06284	63 Sandy Lane Upton BH16 5EJ	04.11.2025		Granted	19.11.2025
November 2025	P/FUL/2025/03615	1 Sea View Road Upton BH16 5NF	04.11.2025		No DC decision @ 01.12.2025	05.11.2025
November 2025	P/LBC/2025/05705	57 Dorchester Road Lytchett Minster BH16 6JE	04.11.2025		Granted	19.11.2025
November 2025	P/HOU/2025/04903	114 Sandy Lane Upton BH16 5LX	04.11.2025		Granted	24.11.2025
November 2025	P/CLP/2025/05702	Springvale 18 Old Wareham Road Beacon Hill BH16 6AQ	04.11.2025		Granted	27.10.2025
September 2025	P/HOU/2025/05453	The Old Lodge Dorchester Road Lytchett Minster BH16 6JB	23.09.2025	No Objection	REFUSED	10.11.2025
September 2025	P/FUL/2025/04687	Bere Farmhouse Wareham Road Lytchett Minster BH16 6ER	23.09.2025	No Objection	No DC decision @ 01.12.2025	09.10.2025
September 2025	P/HOU/2025/05175	87 Bulbury Cottages Bulbury Lane Lytchett Minster BH16 6HR	23.09.2025	No Objection	Granted	11.11.2025
September 2025	P/HOU/2025/05408	Lytchett Hard Beach Road Upton BH16 5NA	23.09.2025	No Objection	No DC decision @ 01.12.2025	06.10.2025
September 2025	P/CLE/2025/05420	Bulbury Golf Course Bulbury Lane Lytchett Minster BH16 6HR	23.09.2025	n/a	Granted	18.11.2025
September 2025	P/HOU/2025/04261	4 Ropers Lane Upton BH16 5HR	23.09.2025	No Objection	Granted	06.10.2025
September 2025	P/NMA/2025/05222	Land at Policemans Lane Upton BH16 5NE	23.09.2025	n/a	Granted	16.09.2025
September 2025	P/HOU/2025/05155	Heatherbrae Heatherbrae Lane Upton BH16 5LZ	23.09.2025	No Objection	Granted	30.09.2025
August 2025	P/HOU/2025/04749	97 Sandy Lane Upton BH16 5LT	19.08.2025	No Objection	Granted	25.09.2025
August 2025	P/HOU/2025/04743	147 Sandy Lane Upton BH16 5LT	19.08.2025	No Objection	Granted	06.10.2025
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 Sleppe Park Dorchester Road Lytchett Minster BH16 6HT	19.08.2025	OBJECTION submitted 13Aug25	No DC decision @ 01.12.2025	13.08.2025
August 2025	P/FUL/2025/03858	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	19.08.2025	No Objection	REFUSED	23.09.2025
August 2025	P/HOU/2025/04002	18 Moorland Crescent Upton BH16 5LB	19.08.2025	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 Huntick 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		30.07.2025

# APPENDIX B

## MAENVPLAN 2 December 2025 Appendix A - Dorset Council decisions at 1 Dec 2025

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
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 @ 01.12.2025	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				No records currently match the search or	
January 2025	P/FUL/2024/04189	8 The Axiom Centre Dorchester Rd Lytchett Minster BH16 6FE	21.01.2025		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 or	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
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 01.12.2025	



**LYTCHETT MINSTER & UPTON TOWN COUNCIL PLANNING APPLICATIONS  
CONSIDERED at ENPLAN MEETING on 2 December 2025**

P/LBC/2025/06415		Replace two windows to rear of existing dwelling. North Holton Farmhouse Dorchester Road Lytchett Minster BH16 6JF
	LMUTC Comment: No Comment	
P/HOU/2025/04568		Extend existing dropped kerb by 4 meters. 14 Blandford Road North Upton BH16 5PR
	LMUTC Comment: No Comment	
P/CLE/2025/06145		Certificate of Lawfulness to confirm the timber building and adjoining land to the rear of 9 Coach Road cottages which are used for storage of tools, machinery and feed and a small personal workshop. All use is non-commercial use and incidental to the enjoyment of the dwelling house. 9 Coach Road Cottages Post Green Road Lytchett Minster BH16 6AP
	LMUTC Comment: No Comment	
P/PAMF/2025/06768		Partial conversion of Existing Veterinary Practice to 2 residential units. 6 Moorland Parade Upton BH16 5JS
	LMUTC Comment: Email sent to object to Prior Approval Application: 1. Loss of a Valued Local Service 2. Harm to the Vitality, Viability and Functionality of Moorland Parade 3. Incompatible Use within a Commercial Parade 4. Parking and Highway Impacts	

5. Precedent for Further  
Loss of Commercial/Service  
Units

P/NMA/2025/06931

Non Material Amendment to  
alter existing left hand side  
kitchen store not to be  
converted into toilet  
facilities, instead to be used  
as a new unit. Existing  
window to be moved slightly  
left and a door added.  
The Courtyard Craft Centre  
Cottage Farm Huntick Road  
BH16 6BA

LMUTC Comment:  
No Comment

P/HOU/2025/06950

Extend pitched roof over flat  
roof at rear. Revision to  
approval  
P/HOU/2025/02364  
620 Blandford Road Upton  
BH16 5EQ

LMUTC Comment:  
No objection