

**LYTCHETT MINSTER & UPTON TOWN COUNCIL**

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **21 APRIL 2026** 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 Mrs Pryor  
Councillor J R Burns  
Councillor D Wilson  
Councillor R Griffin  
Councillor S McKell

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

**558/25 PUBLIC SESSION:**

There were no members of the public present.

**559/25 DECLARATIONS OF INTEREST:**

Cllr Pipe declared an interest in 504/25

**560/25 APOLOGIES FOR ABSENCE:**

Apologies for absence were received from:  
Councillor F Drane: non-business

**561/25 CLERKS REPORT (ENVIRONMENT) – APRIL 2026**

- a) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** This has now been approved by Dorset Council and we are awaiting a date for implementation. The '20' road markings are now starting to appear on the roads. Signs have yet to be installed.
  
- b) **Minute 150/24 To Discuss A Safer Routes To Lytchett Minster School.**  
Access to Lytchett Minster School, Post Green Road: A TRO came into operation on 19th January 2026 to prohibit all motor vehicles from being driven along part of Post Green Road, Lytchett Minster from the entrance to Lytchett Minster School in a westerly direction for approximately 160 metres, between the hours of 7.45am to 9.00am and 3.00pm to 4.00pm on every school day.

Road traffic calming proposals on Dorchester Road, Lytchett Minster (approaching school) – Dorset Council has advised that this is still in design stage with the aim still being to complete the works in summer 2026. They are also looking at the possibility of introducing bus stops near the area to provide a closer alternative for the school pupils.

Dorset Council will be consulting on proposals to reduce the speed limits of various roads in Lytchett Minster to 30mph. The details are currently subject to public embargo. The proposals have been considered by Full Council who are in full support of the proposed speed reductions.

- c) **Dorset Local Plan Options Consultation:** The next stage in the development of the Local Plan is public consultation on a final draft plan which is expected to take place from August 2026. More details can be found on Dorset Council's website: [Dorset Council - Local Plan](#)
- d) **Minute 276/25 Neighbourhood Plan** – The Town Clerk and Mayor is scheduled to meet a planning consultant on Tuesday 21 April to discuss the support they can offer and provide a quote. A quote from another consultant is pending.
- e) **Minute 438/25 To Consider The Impact On Recent Flooding In The Town:**  
A letter from the Town Council has been submitted to Dorset Council Planning Policy Team, with the Dorset Councillors and MP Vikki Slade copied in presenting additional new evidence around flooding to land at Lytchett Minster referred to in the Local Plan Options Consultation. To date, no response has been received from Dorset Council.
- f) **Minute 494/25 Repair to the boardwalk at Lytchett Bay View:** The Outside Operations Manager has submitted the relevant information including the Habitats Regulations Assessment to Natural England as part of the requirement to obtain their consent for the work to proceed. Natural England has responded and agreed the works. Quotations to carry out the works are being sought and will be presented to the Committee.

#### **562/25 CORRESPONDENCE (ENVIRONMENT):**

There was no correspondence.

#### **563/25 TO RECEIVE AN UPDATE ON THE CAMPAIGN TO SAVE UPTON HEATH**

Members were provided with an update on the campaign following the Town Council's decision at its meeting on 14 April to use its general power of competence to award a grant of £10,000 towards the campaign to raise enough money for Dorset Wildlife Trust (DWT) to purchase it. Immediately following Town Council meeting, it was announced that DWT had reached the community fundraising target of £100,000 to leverage donations from other organisations and to enable the purchase of the land.

This was announced prior to the Town Council formally communicating its decision to award a grant of £10,000 towards the campaign. To that end, it is understood that no further monies is required of the campaign.

The Town Council has been informed that DWT is considering purchasing additional pieces of privately owned parcels of Upton Heath in the future. These are smaller in area and of no commercial value. Members discussed whether the allocated £10,000 could be donated to DWT in any future purchase of this land. Members were reminded that the Town Council resolved to donate a grant of £10,000 to DWT with the caveat that it is used solely to secure the land subject to the campaign and private auction, and cannot be used to secure the purchase of other private plots on Upton Heath.

**564/25 TO CONSIDER AND COMMENT UPON A TEMPORARY TRAFFIC MANAGEMENT ORDER FOR WATERY LANE TO PERMIT THE MACKOY LIMITED TO CARRY OUT ROAD WIDENING, GULLY, KERBING AND FOOTWAY WORKS:**

The Town Council considered a proposed Temporary Traffic Management Order from Dorset Council relating to works to Watery Lane. This is to carry out road widening, gully, kerbing and footway works. The application from Mackoy Ltd is in 2 phases; i) Closure of Watery Lane between its junction with Policemans Lane from 26 May – 19 June 2026; ii) Closure of Watery Lane between its junction Policemans Lane and French's Farm Road from 22 June – 26 August 2026.

This is for information only although and for operational concerns to be raised with Dorset Council by 5 May 2026.

A member of the public has contacted the Town Council to raise their concerns about the proposals and puts forward detailed suggestions to amend the works to allow for a shared path (pedestrians and cyclists) to meet the needs of current and future active travel in the town.

Members considered all the information provided and made the following comments:

1. The notice from Dorset Council is for information only and is to seek operational comments regarding the proposed TMO and associated road closures, and not the nature of the works. On this basis, the Council had no comment to make.
2. The alterations are part of the legal agreement (Section 278 agreement) between the developer and Dorset Council Highways to carry out highway improvements. Following a healthy discussion between members, it was agreed that Council would not be making any comments regarding the nature of the works. The resident's comments regarding a shared path were noted. It was also noted that the S278 agreement was concluded prior to the consultation and publication of the Active Travel Plan. All future S278 agreements should reflect the aspirations of the plan.

Members wished to send their thanks to the resident in raising their detailed concerns and suggestions.

**565/25 TO DISCUSS THE RECENT ROAD CLOSURES AFFECTING THE TOWN.**

The Town had been affected by a number of road closures since the beginning of the year. Members noted that this had caused considerable upheaval to road users and residents. The closure of Poole Road to facilitate the highway improvement to the slip road from the by-pass to Upton House caused considerable disruption from those trying to move through the town. Members did note that the new layout was a great improvement.

Very recent road closures have been to resurface Dorchester Road (from Upton Cross to Sea View Road), Blandford Road North (Upton Cross to Aldi), and Poole Road. Due to issues in sourcing materials, the works took longer than anticipated. Dorchester Road and Blandford Road North have now been completed, however Poole Road has been postponed to a later date (date TBC). Members acknowledged that the resurfacing work was to a good standard and the Highways team at Dorset Council should be complimented on their work.

However, the Town Council has a duty to represent its residents and voice their concerns. It was agreed that the Council would contact Dorset Council to highlight residents frustrations with the recent number of road closures and question the validity in strategic road closures/improvements taking place in a condensed period of time. The Town Council will also urge for better communication from Dorset Council on future road closures. A suggestion should be made to Dorset Council to consider commissioning a public information campaign to explain the process in resurfacing a section of the highway. More information would enhance public support and understanding.

Members wished to raise a query with Dorset Council as to whether the faded white lines approaching the Upton Cross roundabout could be reinstated with the addition of lane routes to help road users to select the correct lane.

#### **566/25 PARKING ISSUES ON ST DAVID'S ROAD, UPTON.**

A complaint has been received from a resident regarding parking issues along St David's Road. They reports that cars are parked on the side of the road all day including parking on the bend which is making driving conditions dangerous. It is also causing issues for residents when trying to enter and exit their driveways. It is reported that people park there to shop at Aldi. Members agreed that

It was **PROPOSED, SECONDED AND RESOLVED** to refer this to the next Highways meeting to discuss with Dorset Council Highways and establish whether it would meet the threshold for double yellow lines.

#### **567/25 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS:**

|                   |   |
|-------------------|---|
| Lytchett Bay View | The area is looking very well kept.   |
| Street Furniture  | The benches throughout the town continue to be well used.   |
| Highways          | Nothing to report.  |
| Limberlost        | This area has been recently cut with one section left uncut to support pollinators. It was noted that a number of cars are parking on the outskirts of this area of land. |
| Litter Bins       | Nothing to report.  |
| Open Access       | Nothing to report.  |
| Recreation Ground | Nothing to report.  |
| Upton Woods       | Nothing to report.  |
| Trees             | Nothing to report.  |

#### **568/25 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT:**

The financial report up to 31 March 2026 was considered and noted.

**569/25 CORRESPONDENCE (PLANNING):** None

**570/25 UPDATE ON LOCAL/NATIONAL PLANNING REFORM CHANGES:**

Cllr Squires advised that the government has recently commenced consultation on plans to introduce localised fee setting which would empower Local Planning Authorities to set their own planning fees to achieve full cost recovery, shifting away from nationally set rates.

The government is also reforming the compulsory purchase order (CPO) process through the Planning and Infrastructure Bill to accelerate land acquisition for housing and infrastructure.

**571/25 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.

**572/25 TO CONSIDER PLANNING AND TREE APPLICATIONS:**

The observations on the planning applications discussed at the meeting are set out on the attached list (April 2026) as Appendix B.

**573/25 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS:**

1. Cllr Griffin advised that he had visited the Adventure Pirate outdoor activity space in Lytchett Minster and its owner to discuss recent issues relating to planning consent.
2. A member queried what was happening with the area of land at Llewelin Close which had previously been in the Town Council's ownership but sold to a builder some years ago. A planning application was submitted but refused due to planning restrictions imposed by nutrient neutrality requirements.
3. A member noted concerns relating to what seems to be a automobile garage that is operating from a domestic residence on Blandford Road North at the entrance to Regency Heights. Enquiries would be made with Dorset Council.

**574/25 DATE & TIME OF NEXT MEETING AND CLOSE OF MEETING:**

The next meeting of the ENPLAN committee is 19 May 2026 (subject to Council ratification) at 6:30pm.

There being no further business the meeting closed at 8:00pm.

Chair.....

Date.....

# APPENDIX A

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

**MAENVPLAN 21 April 2026 Appendix A - Dorset Council decisions at 22.04.2026**

| Month of Meeting | P.A. NUMBER                  | ADDRESS   | Committee  | LMUTC comments   | DC DECISION                                    | DC decision date |
|------------------|------------------------------|---|------------|--|--|------------------|
| April 2026       | P/PASO/2026/01896            | Lytchett Minster School Post Green Road Lytchett Minster  | 21.04.2026 |  | No DC decision @ 20.04.2026                    | n/a              |
| April 2026       | P/HOU/2026/01547             | Race Farm Huntick Road Lytchett Matravers BH16 6BB  | 21.04.2026 |  | No DC decision @ 20.04.2026                    | 29.04.2026       |
| April 2026       | P/PAAC/2026/00366            | Papushka Fields Dorchester Road Lytchett Minster BH16 6FE   | 21.04.2026 |  | No DC decision @ 20.04.2026                    | 21.04.2026       |
| March 2026       | Pre-Application consultation | upgrade ( install a permanent back up power generator with associated fuel apparatus) to existing telecommunications installation substation Blandford Road North | 24.03.2026 |  | n/a  | n/a              |
| March 2026       | P/PALH/2026/01615            | 40 Heights Road Upton BH16 5QN  | 24.03.2026 |  | No DC decision @ 20.04.2026                    | n/a              |
| March 2026       | P/PADC/2026/01471            | 6 Moorland Parade Upton BH16 5JS  | 24.03.2026 |  | No records currently match the search criteria | n/a              |
| March 2026       | P/OUT/2026/01057             | 27 Dorchester Road Upton BH16 5NL   | 24.03.2026 |  | No DC decision @ 20.04.2026                    | 13.04.2026       |
| March 2026       | P/PALH/2026/01533            | 21A Moorland Crescent Upton BH16 5LA  | 24.03.2026 |  | No DC decision @ 20.04.2026                    | n/a              |
| March 2026       | P/NMA/2026/01102             | Land at Policeman's Lane Upton BH16 5NE   | 24.03.2026 |  | WITHDRAWN 25/03/2026                           | n/a              |
| February 2026    | P/HOU/2026/00340             | 134 Dorchester Road Upton BH16 5NX  | 24.02.2026 | No Comment   | No DC decision @ 20.04.2026                    | 17.03.2026       |
| February 2026    | P/PAAC/2026/00366            | Papushka Fields Dorchester Road Lytchett Minster BH16 6FE   | 24.02.2026 | n/a  | No DC decision @ 20.04.2026                    | No Comment       |
| January 2026     | P/CLP/2025/07537             | The Old Lodge Dorchester Road Lytchett Minster BH16 6JB   | 27.01.2026 |  | Granted  | 25.02.2026       |
| January 2026     | P/FUL/2025/07490             | Kids Love Nature Kindergarten Dorchester Road Lytchett Minster BH16 6JE   | 27.01.2026 |  | Granted  | 17.03.2026       |
| January 2026     | P/FUL/2025/07161             | Gilleve Beacon Hill Lane Corfe Mullen BH21 3RU  | 27.01.2026 |  | Granted  | 13.03.2026       |
| January 2026     | P/FUL/2025/07220             | Forge and Forge Hall Dorchester Road Lytchett Minster BH16 6HT  | 27.01.2026 | ENPLAN Chair comment                                       | No DC decision @ 20.04.2026                    | 26.12.2025       |
| January 2026     | P/FUL/2025/06705             | Land south of Shore Lane Upton  | 27.01.2026 |  | REFUSED 24.02.2026                             | 26.12.2025       |
| January 2026     | P/PACD/2025/07169            | Race Farm Huntick Road Lytchett Minster BH16 6BB  | 27.01.2026 |  | Prior Approval Granted                         | 27.01.2026       |
| December 2025    | P/HOU/2025/06950             | 620 Blandford Road Upton BH16 5EQ   | 02.12.2025 | No Objection   | REFUSED  | 23.01.2026       |
| December 2025    | P/NMA/2025/06931             | The Courtyard Craft Centre Cottage Farm Huntick Rd Lytchett Matravers BH16 6BA  | 02.12.2025 | No Comment   | REFUSED  | 28.11.2025       |
| December 2025    | P/PAMF/2025/06768            | 6 Moorland Parade Upton BH16 5JS  | 02.12.2025 | Objection email sent to Planning Support Officer 3.12.2025 | PRIOR APPROVAL REFUSED                         | 31.12.2025       |
| December 2025    | P/CLE/2025/06145             | 9 Coach Road Cottages post Green Road Lytchett Minster BH16 6AP   | 02.12.2025 |  |  | 23.01.2026       |
| December 2025    | P/HOU/2025/04568             | 14 Blandford Road North Upton BH16 5PR  | 02.12.2025 | No Comment   | REFUSED  |                  |
| December 2025    | P/LBC/2025/06415             | North Holton Farmhouse Dorchester Road Lytchett Minster BH16 6JF  | 02.12.2025 | No Comment   | Granted  | 12.12.2025       |
|                  |                              |   |            | No Comment   | Granted  | 09.12.2025       |

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**MAENVPLAN 21 April 2026 Appendix A - Dorset Council decisions at 22.04.2026**

| Month of Meeting | P.A. NUMBER       | ADDRESS   | Committee  | LMUTC comments  | DC DECISION                       | DC decision date |
|------------------|-------------------|---|------------|---|-----------------------------------|------------------|
| November 2025    | P/HOU/2025/06404  | 6 Upton Close Upton BH16 5HG  | 04.11.2025 |   | Granted                           | 06.12.2025       |
| November 2025    | P/HOU/2025/05628  | 122 Dorchester Rd Upton BH16 5NX                                      | 04.11.2025 |   | Granted                           | 23.12.2025       |
| 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 |   | Granted                           | 03.12.2025       |
| 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 @ 24.04.2026       | 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  | Granted                           | 23.12.2025       |
| 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 Slepe Park Dorchester Road Lytchett Minster BH16 6HT | 19.08.2025 | OBJECTION<br>submitted 13Aug25  | No DC decision @ 24.04.2026       | 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 Building Control comments on fire vehicle access | Granted                           | 03.12.2025       |
| 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       |

# APPENDIX A

MAENVPLAN 21 April 2026 Appendix A - Dorset Council decisions at 22.04.2026

| Month of Meeting | P.A. NUMBER | ADDRESS      |
|------------------|-------------|--------------|
| June 2021        | 6/2021/0041 | 4 Poole Road |

Committee

LMUTC comments

DC DECISION

DC decision date

No DC decision @ 20.04.2026

**APPENDIX B**

**LYTCHETT MINSTER & UPTON TOWN COUNCIL  
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on  
21 April 2026**

P/PAAC/2026/00366

Dorset Council have received amended plans or additional information re: convert agricultural outbuilding to dwelling house.

Papushka Fields Dorchester Road Lytchett Minster BH16 6FE

**LMUTC Comment:**

**No Comment**

P/HOU/2026/01547

2 storey extension to front elevations, single storey extension to rear elevation, enclosing of ground floor store to create additional living accommodation and internal alterations to existing dwelling.

Race Farm Huntick Road Lytchett Matravers BH16 6BB

**LMUTC Comment:**

**No Comment**

P/HOU/2026/01547

Install solar PV on school roofs.

Lytchett Minster school Post Green Road Lytchett Minster BH16 6JD

**FOR INFORMATION ONLY**

**LMUTC Comment:**

**N/A**

**APPENDIX B**