

LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **26 MAY 2026** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

PRESENT:

- Councillor C Evans (Co-Chair)
- Councillor C Squires (Co-Chair)
- Councillor B Pipe
- Councillor Mrs Pryor
- Councillor F Drane
- Councillor D Wilson
- Councillor R Griffin
- Councillor S McKell

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

53/26 PUBLIC SESSION:

There were no members of the public present.

54/26 DECLARATIONS OF INTEREST:

No declarations of Interest were received.

55/26 APOLOGIES FOR ABSENCE:

Councillor J R Burns – without apologies

56/26 TO ELECT A VICE-CHAIR FOR THE COMMITTEE:

Upon nominations being called for, Cllr W Pipe was proposed and seconded. In the absence of any further nominations, Cllr Pipe was elected (with 1 vote against) Vice-Chair of the Committee.

57/26 CLERKS REPORT (ENVIRONMENT) – MAY 2026

- a) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** This will come into force on 30 May 2026.
- b) **Minute 150/24 To Discuss A Safer Routes To Lytchett Minster School.**
See Minute 61/26.
- 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](#)
Cllr Evans reported he is completing a DAPTC Local Plan webinar (30 May 2026) and will report back.
- d) **Minute 276/25 Neighbourhood Plan** – Two consultants have provided proposals and quotations to support the NP process. These will be presented to the Town Council in June.

- 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.

58/26 CORRESPONDENCE (ENVIRONMENT):

There was no correspondence.

59/26 TO RECEIVE RECOMMENDATIONS TO REPLACE A NUMBER OF PLANTERS IN THE TOWN:

Members considered report reference MAENVMAY26Doc1.

The Outside Operations Manager had reported that a number of the Council's planters in the town have perished and required replacement.

The planters in question are:

- 2 planters in Lytchett Minster (on grass verge by Orchard Close, and by the 'Welcome to Lytchett Minster' sign (east side)).

It was **PROPOSED, SECONDED and RESOLVED** to replace the planters at Lytchett Minster (x2) and Poole Road (x1) with recycled plastic planters at a total cost of £1,393.56 to be financed from the Environment (201), Street Services (4350) budget. The Lytchett Minster sign is to be removed for upcoming road works, so the planter and sign will be replaced after this.

Following the footpath and cycleway improvements near Upton Country Park a suggestion to paint a mural on the bridge walls (under the A35) similar to the nature themed murals in Poole town centre. The Clerk to liaise with Dorset Council regarding this.

60/26 TO RECEIVE QUOTATIONS TO REPLACE THE SLEEPER WALL AT THE TOP OF MOORLAND PARADE WITH A GABION WALL AND SELECT A CONTRACTOR TO CARRY OUT THE WORKS:

As part of the 26/27 budget process, it was agreed to replace the sleepers at the top of Moorland Parade, opposite the newsagents and hardware store, which are in a poor state of repair. These were originally installed by the Town Council despite it not being the responsibility of the Council. The Town Council has agreed to again fund the replacement as part of its commitment to keep the town well maintained and users of the Parade safe.

The Outside Operations Manager has obtained 2 quotations for these works. A third contractor was invited to provide a quote but declined.

Members are advised to consider the 2 quotations received a select a preferred contractor to carry out the work:

Quotation 1 – BCP Council: Total: £9,679 plus VAT.

Quotation 2 – In House (Outside Operations Team): Total - £ 10,416.72

After consideration it was **PROPOSED, SECONDED** and **RESOLVED UNANIMOUSLY** to accept the BCP Council quotation to remove and replace the existing sleeper wall at the top of Moorland Parade with gabion baskets.

£10,000 has been budgeted for this (budget Environment (201), Moorland Parade Wall (4387)).

It was **PROPOSED, SECONDED** and **RESOLVED** (with 1 vote against) to inform all occupants of Moorland Parade of the works, requesting contributions towards the cost.

61/26 TO DISCUSS THE UPDATED PROPOSALS FOR A CROSSING POINT AND TRAFFIC CALMING BUILD-OUT TO THE EAST OF LYTCHETT MINSTER SCHOOL:

Members considered the updated scheme for traffic calming / safety improvements to the layout of Dorchester Road at the Lytchett Minster School exit.

It was **PROPOSED, SECONDED** and **RESOLVED UNANIMOUSLY** to note that the modifications were good and workable; Cllrs Evans and Wilson were selected as representatives to attend the site meeting with Dorset Council.

62/26 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS:

Highways Champions were decided as follows:

Highways Cllr W Pipe

Lytchett Bay View Cllr Evans

Street Furniture &
Litter Bins Cllr M Pryor

Meadows &
Jubilee Gardens Cllr Griffin

Limberlost Cllr Squires

Lytchett Minster Flooding &
Environmental updates &
Outside Organisations

Cllr Wilson

Cllr Wilson reported on assorted local activities and events provided by the National Trust, with an emphasis on inclusion, e.g. walks for neurodivergence affected families, LEGO bricks event at Corfe Castle, Famous Five trail at Studland, Nature Tots, home educators, Adult Wellness, yoga etc.

Dorset Wildlife Trust also hold assorted family events at Kimmeridge Bay.

Cllr Wilson to approach the National Trust re: hosting events at the local schools.

Upton Woods Cllr Drane

The issue of the dilapidated state of the garage block at The Triangle was raised again; this is privately owned, and there is no longer a Management Company in existence. The Clerk to raise a report with Dorset Council on public safety grounds.

63/26 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT:

The financial report up to 30 April 2026 was considered and noted.

64/26 CORRESPONDENCE (PLANNING):

Cllr Squires advised he has been contacted by the local business, Adventure Pirates, he will meet with them.

65/26 UPDATE ON LOCAL/NATIONAL PLANNING REFORM CHANGES:

Cllr Squires advised nothing new to report.

66/26 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.

67/26 TO CONSIDER PLANNING AND TREE APPLICATIONS:

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

There were no tree works applications received.

68/26 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS:

1. Cllr Evans requested committee members consider future agenda items and proposals with an aim for a short, medium and long term plan for the Environment Committee; this will form part of the budget 27/28 setting process
2. Cllr Evans raised the Woodland Trust tree planting scheme.
Cllr Griffin suggested the local schools could be appropriate sites for planting – Cllr Evans to meet with the Outside Operations Team to discuss.
3. Cllr Griffin reported that the residents of 74, 76 and 78 Dorchester Road have been contacted regarding parking on the Dorset Council verges outside the properties – no responses had been received.
4. Cllr Griffin updated members that Dorset Council Parking Enforcement would be visiting Upton on Wednesday 3 June re: assorted issues e.g. parking outside Costa / Upton Care Home, vehicles at Upton Junior school / St Martin's Road. Cllr Griffin will raise again the enquiry with DC Parking Services re: buying in Parking Enforcement Officers to regularly patrol parking restrictions.
5. Cllr Griffin updated members that he will also be meeting with the Dorset Police & Crime Commissioner, David Sidwick on Wednesday 3 June.

69/26 DATE & TIME OF NEXT MEETING AND CLOSE OF MEETING:

The next meeting of the ENPLAN Committee would be 30 June 2026 at 6:30pm.

There being no further business the meeting closed at 7:25pm.

Chair.....

Date.....

APPENDIX A

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

MAENVPLAN 26 May 2026 Appendix A - Dorset Council decisions at 20 May 2026

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
May 2026	P/FUL/2026/02678	588 Blandford Road Upton BH16 5EQ	26.05.2026		No DC decision @ 20.05.2026	09.06.2026
May 2026	P/PAPA/2026/02603	Farmer Palmers Farm Wareham Road Organford BH16 6EU	26.05.2026		No DC decision @ 20.05.2026	n/a
May 2026	P/NMA/2026/02534	Land at Policeman's Lane Upton BH16 5FF	26.05.2026		No DC decision @ 20.05.2026	01.06.2026
May 2026	P/HOU/2026/02455	3 Pearce Road Upton BH16 5LF	26.05.2026		No DC decision @ 20.05.2026	01.06.2026
May 2026	P/HOU/2026/02349	8 Slough Lane Upton BH16 5NB	26.05.2026		No DC decision @ 20.05.2026	
April 2026	P/PASO/2026/01896	Lytchett Minster School Post Green Road Lytchett Minster	21.04.2026		WITHDRAWN 17/04/2026	n/a
April 2026	P/HOU/2026/01547	Race Farm Huntick Road Lytchett Matravers BH16 6BB	21.04.2026		No DC decision @ 20.05.2026	29.04.2026
April 2026	P/PAAC/2026/00366	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	21.04.2026		Prior Approval Refused	30.04.2025
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		Non Determination	05.05.2026
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 @ 20.05.2026	13.04.2026
March 2026	P/PALH/2026/01533	21A Moorland Crescent Upton BH16 5LA	24.03.2026		Prior Approval Granted	29.04.2026
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 @ 20.05.2026	17.03.2026
February 2026	P/PAAC/2026/00366	Papushka Fields Dorchester Road Lytchett Minster BH16 6FE	24.02.2026	n/a	Prior Approval Refused	30.04.2025
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		26.12.2025
January 2026	P/FUL/2025/06705	Land south of Shore Lane Upton	27.01.2026		No DC decision @ 20.05.2026	
January 2026	P/PACD/2025/07169	Race Farm Huntick Road Lytchett Minster BH16 6BB	27.01.2026		REFUSED 24.02.2026	26.12.2025
					Prior Approval Granted	27.01.2026

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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	No Comment	REFUSED	23.01.2026
December 2025	P/HOU/2025/04568	14 Blandford Road North Upton BH16 5PR	02.12.2025	No Comment	Granted	12.12.2025
December 2025	P/LBC/2025/06415	North Holton Farmhouse Dorchester Road Lytchett Minster BH16 6JF	02.12.2025	No Comment	Granted	09.12.2025
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	Granted	20.04.2026
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 submitted 13Aug25	No DC decision @ 24.05.2026	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

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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	Hérons 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
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
February 2025	P/OUT/2024/07627	29-31 Dorchester Road Upton BH16 5NJ	25.02.2025	Objection	No DC decision @ 20.05.2026	04.03.2025
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 20.05.2026	

APPENDIX B

**LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
26 May 2026**

P/HOU/2026/02455

Demolition of existing conservatory. Erect a single storey rear extension, extend existing side extension to rear and add 2nd storey -roof amended front archway to re-site front door and add porch overhang.
3 Pearce Road Upton
BH16 5LF

LMUTC Comment:
No Comment

P/NMA/2026/02534

Non Material Amendment to make alterations to the roof pitch and a revision to the roof tile colours to planning permission 6/2019/0717 : Erection of 92 dwellings with access via Osprey Close, associated landscaping, drainage and footpaths onto Watery Lane.

LMUTC Comment:
No Comment

P/PAPA/2026/02603

New access road.
Farmer Palmers Farm Park
Wareham Road Organford
BH16 6EU

LMUTC Comment:
No Comment

P/FUL/2026/02678

Demolition of the existing garage and outbuilding, sever the plot. Erect detached chalet bungalow with associated access, parking & landscaping. Alterations to the existing driveway.
588 Blandford Road Upton
BH16 5EQ

LMUTC Comment:

APPENDIX B

**LYTCHETT MINSTER & UPTON TOWN COUNCIL
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on
26 May 2026**

No Objection

APPENDIX B