

## LYTCHETT MINSTER & UPTON TOWN COUNCIL

Minutes of the **ENPLAN** meeting held on **TUESDAY** the **30 JUNE 2026** in the Council Chamber, 1 Moorland Parade, Moorland Way at 6.30 p.m.

**PRESENT:** Councillor C Evans (Co-Chair)  
Councillor Mrs Pryor  
Councillor D Wilson  
Councillor R Griffin  
Councillor J R Burns

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

### 108/26 PUBLIC SESSION:

There were no members of the public present.

### 109/26 DECLARATIONS OF INTEREST:

No declarations of Interest were received. The Clerk advised on the new process for reporting Declarations of Interest to Dorset Council, and will distribute guidance information.

### 110/26 APOLOGIES FOR ABSENCE:

Apologies for absence were received from:

Councillor C Squires (non-business)  
Councillor B Pipe (non-business)  
Councillor S McKell (non-business)

Councillor F Drane (no apologies)

### 111/26 CLERKS REPORT (ENVIRONMENT) – JUNE 2026

- a) **Minute 129/23 20 mph Speed Limit Sandy Lane and adjoining road.** This is now in force. Some residents have complained that the speed limit is not being adhered to. Speed Watch plan to carry out a session along this road in September. Cllr Burns spoke with the Dorset Police Road Safety Team representative at Picnic in the Park; she advised their attendance was successful with 56 reports and interest registered in joining Speed Watch as a volunteer. Newly reduced speed limit areas eg: 20mph are not routinely monitored for 3-6 months to allow users to familiarise themselves. The Team is aware of the hot-spots locally.
- b) **Minute 150/24 To Discuss A Safer Routes To Lytchett Minster School.**  
Work on the traffic calming / crossing point at the exit of Lytchett Minster School will commence on 22 July so that it is completed by the start of the school year in September. A site meeting with the scheme's project engineer from Dorset Council took place a couple of weeks ago which was attended by Councillors Griffin, Evans and Wilson and the Outside Operations Manager to go through the final scheme arrangements. It proved to be a very useful meeting. Dorset Council has advised that the 'Welcome to Upton' sign and planter will need to be repositioned which they are happy to do. The existing planter is to be replaced so will be removed and disposed of.

A query was raised as to whether a 20mph speed limit could be introduced along this section of the road. The Town Council would need to follow the same procedure it did for the Sandy Lane speed reduction.

- 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** – See Minute 120/26
- e) **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.
- f) **Minute 68/26 Replacement of sleeper wall at top of Moorland Parade.**  
BCP Council has now been instructed to carry out these works and the work will commence in October. The occupants of Moorland Parade will be informed and a contribution towards the cost of the works will be requested from those shopkeepers adjacent to the wall.
- g) **Unsafe garages at The Triangle**  
This has been reported to Dorset Council's Building Control Team who have confirmed that an Officer has been tasked to carry out a site assessment. An update has now been received; the Dorset Council Building Control Officer confirmed the garages are under multiple ownership – then inspected the garage block, removed some loose trim and had declared the immediate danger removed. The Clerk to ask if they still meet any threshold for repair work.

#### **112/26 CORRESPONDENCE (ENVIRONMENT):**

There was no correspondence received.

#### **113/26 TO RECEIVE AN UPDATE FOLLOWING THE RECENT HIGHWAYS MEETING:**

Cllr Evans gave a brief update of the successful meeting attended by Dorset Council Highways Officers. The Dorset Ranger Team were unable to attend.  
The meeting notes will be distributed once confirmed.

#### **114/26 TO RECEIVE A REQUEST FOR A STREET NAME SIGN AT SHORE LANE:**

The replacement of missing street name signs is the responsibility of Dorset Council. It can take some years for requests to make their way to the top of the installation list. Over the last couple of years the Town Council has committed to funding and installing missing signs, as well as repairing damaged signs. This is only where both signs at the entrance of a road are missing, as per Dorset Council's policy. This enhances the town's appearance and is

beneficial to residents in terms of ensuring they receive deliveries. It is also one of many examples of the support we provide Dorset Council.

In 25/26, the Town Council funded and installed 6 missing street name signs at a total cost of £1,250. This was funded from the Devolved Services budget.

It has been recently report that both road sign for Shore Lane (off Sandy Lane) were missing.

It was **PROPOSED, SECONDED** and **RESOLVED UNANIMOUSLY** to continue replacing missing street name signs where both signs at the entrance on the road are missing, up to a maximum of 6 per year, including Shore Lane.

#### **115/26 TO CONSIDER A REQUEST FROM A RESIDENT OF WARBLER CLOSE TO REDUCE A SCOTS PINE ON TOWN COUNCIL LAND:**

This tree has been assessed by the Outside Operations Manager as a healthy and safe tree, posing no danger.

It was **PROPOSED, SECONDED** and **RESOLVED UNANIMOUSLY** to accept the recommendation of the Outside Operations Manager and to not carry out any tree works to this particular tree.

#### **116/26 TO RECEIVE UPDATES FROM ENVIRONMENT CHAMPIONS:**

Highways

Cllr W Pipe n/a

Lytchett Bay View

Cllr Evans No issues to report

Limberlost

Cllr Squires Cllr Evans reported the vegetation surrounding the bench needs cutting back – the Outside Operations Team will assess.

Street Furniture &

Litter Bins

Cllr M Pryor no issues to report

Meadows &

Jubilee Gardens

Cllr Griffin no issues to report

Lytchett Minster Flooding &

Environmental updates &

Outside Organisations

Cllr Wilson

Cllr Wilson reported witnessing the impressive first use of a wheelchair to assist disabled swimmers to access the sea at Studland Bay, plus a device to assist paddleboarding. This is part of the National Trusts Purbeck initiative to improve accessibility.

Cllr Griffin asked if the National Trust have plans to work with pupils at Upton Infant/Junior School as at Lytchett Minster School. Cllr Wilson is volunteering on 1 July, so will raise this again. Cllr Griffin will also ask the school's Head to request this.

Upton Woods

Cllr Drane

n/a

#### **117/26 TO RECEIVE FINANCIAL REPORTS FOR ENVIRONMENT:**

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

In the absence of Cllr Squires, Cllr Evans continued to Chair this section of the meeting.

#### **118/26 CORRESPONDENCE (PLANNING):**

A press release from the Dorset branch of the Campaign to Protect Rural England regarding housing new build targets and Connectivity was noted by members.

#### **119/26 UPDATE ON LOCAL/NATIONAL PLANNING REFORM CHANGES:**

There was nothing to report.

#### **120/26 TO CONSIDER THE NEXT STEPS FOR THE NEIGHBOURHOOD PLAN INCLUDING MEMBERSHIP AND TERMS OF REFERENCE OF THE STEERING GROUP:**

At its meeting on 16 June, the Town Council resolved to instruct ECA Architecture & Planning as the consultant to support the Neighbourhood Plan process, to commence in September 2026. It was agreed that the Town Council would formally apply to Dorset Council to designate the parish boundary as the neighbourhood area to be the subject of the plan.

It has been delegated to the ENPLAN Committee to oversee the process of establishing a Neighbourhood Plan Steering Group and its terms of reference for submission to Dorset Council.

After discussion, members agreed the Steering Group should be community led; depending on uptake - possibly 5 LMUTC Councillors plus 6 members of the community (to be confirmed) plus non-voting members to include a Dorset Councillor, the consultant and clerk (a Council officer).

It was **PROPOSED, SECONDED** and **RESOLVED UNANIMOUSLY** for the Clerk to draft the Terms of Reference for the next meeting, and for a whole town leaflet drop inviting interested residents to register their interest in joining the Steering Group to be arranged.

The ECA Architecture Representative will be invited to the next meeting of ENPLAN.

### **121/26 FEEDBACK FROM PUBLIC CONSULTATION EVENT ON LYTCHETT MINSTER SOLAR FARM:**

Cllr Griffin and the Clerk attended the stakeholder public consultation event and Cllr Pryor attended the public session. Cllr Wilson reminded members the panels are sited on grass, not concrete, allowing sheep etc to continue to graze the land.

Members would be in support of such as proposals and will await the formal planning application.

### **122/26 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.

It was noted application P/FUL/2025/07220 Forge & Forge Hall, Lytchett Minster, BH16 6HT was granted by the Eastern Planning Committee on 24 June 2026.

### **123/26 TO CONSIDER PLANNING AND TREE APPLICATIONS:**

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

### **124/26 ITEMS OF REPORT (INCLUDING PUBLICITY OPPORTUNITIES) AND MATTERS FOR FUTURE AGENDAS:**

1. Cllr Evans reported he has a meeting with the Outside Operations Manager and Clerk to identify potential projects/actions for Environment which will need to feed into the budget setting process for 27/28.
2. Cllr Griffin advised the issue with vehicles parking in front of the Co-Op, driving across both the cycleway and pavement to do this, is becoming more frequent. Cllr Griffin to write to the Co-Op and the Vape Shop expressing the Council's concerns.
3. Cllr Griffin – re: reports of vehicles from 5 Franklyn Close parking inconsiderately and un-neighbourly; this is due to an excessive number of vehicles for the property. Cllr Griffin will visit and assess.
4. Cllr Wilson advised Dorset Wildlife Trust, who had a stand at the Picnic in the Park, are happy to attend a Town council meeting to talk about their work at Upton Heath, re-establishing the wet heathland.
5. The Clerk reported Dorset Cllr Robinson had contacted the Town Council re: an elderly resident who is no longer able to maintain the hedges and vegetation around their property. Cllr Evans will visit to assess.
6. Cllr Pryor reported on a mature walnut tree on a highways verge at Dacombe Close, which children are climbing. It was queried whether the lower branches could be removed to prevent this? The ownership of the land will also need to

be verified. The Outside Operations team will assess the tree for the most appropriate action.

**125/26 DATE & TIME OF NEXT MEETING AND CLOSE OF MEETING:**

The next meeting of the ENPLAN Committee will be 21 July 2026 at 6:30pm.  
There being no further business the meeting closed at 8:05pm.

Chair.....

Date.....

DRAFT

# APPENDIX A

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

**MAENVPLAN 30 June 2026 Appendix A - Dorset Council decisions at 25 June 2026**

Month of Meeting	P.A. NUMBER	ADDRESS	Committee	LMUTC comments	DC DECISION	DC decision date
June 2026	P/FUL/2025/07220	Forge & Forge Hall Dorchester Road Lytchett Minster BH16 6HT	30.06.2026		Granted by Eastern Planning Committee meeting	24.06.2026
June 2026	P/HOU/2026/02173	144 Dorchester Road Upton BH16 5NX	30.06.2026		No DC decision @ 25.06.2026	24.06.2026
May 2026	P/FUL/2026/02678	588 Blandford Road Upton BH16 5EQ	26.05.2026		No DC decision @ 25.06.2026	09.06.2026
May 2026	P/PAPA/2026/02603	Farmer Palmers Farm Wareham Road Organford BH16 6EU	26.05.2026		Prior Approval Refused	09.06.2026
May 2026	P/NMA/2026/02534	Land at Policeman's Lane Upton BH16 5FF	26.05.2026		Granted	01.06.2026
May 2026	P/HOU/2026/02455	3 Pearce Road Upton BH16 5LF	26.05.2026		No DC decision @ 25.06.2026	01.06.2026
May 2026	P/HOU/2026/02349	8 Slough Lane Upton BH16 5NB	26.05.2026		No DC decision @ 25.06.2026	
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		Granted	11.06.2026
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 @ 25.06.2026	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	Granted	12.06.2026
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	Granted	24.06.2026
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

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**MAENVPLAN 30 June 2026 Appendix A - Dorset Council decisions at 25 June 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 @ 25.06.2026	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	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
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
February 2025	P/OUT/2024/07627	29-31 Dorchester Road Upton BH16 5NJ	25.02.2025	Objection	No DC decision @ 25.06.2026	04.03.2025
June 2021	6/2021/0041	4 Poole Road			No DC decision @ 25.06.2026	

**APPENDIX B**

**LYTCHETT MINSTER & UPTON TOWN COUNCIL  
PLANNING APPLICATIONS CONSIDERED at ENPLAN MEETING on  
30 June 2026**

P/HOU/2026/02173

Replacement and reconstruction of existing thatched roof including new structural roof framework and internal fire protection measures with new thatch to match existing in material, form and appearance.

144 Dorchester Road Upton  
BH16 5NX

**LMUTC Comment:**

**No objection.**

P/FUL/2025/07220

Notification of DC Eastern Planning Committee meeting to consider PA 24 June 2026

Forge & Forge Hall Lytchett Minster BH16 6HT

**LMUTC Comment:**

**Noted.**

P/HOU/2026/03240

Erect single storey rear/side extension with internal alterations to form ancillary annexe

accomodation.Location:15 Beacon Park Road Upton  
BH16 5NZ

**LMUTC Comment:**

**No objection.**

