

1222-135a

a.1

Application No:

Location:

Proposal:

Planning Application

P/NMA/2022/07816

Little Woolgarston House Little Woolgarston Road Corfe Castle BH20 5JE

Non material amendment to Approved P/A 6/2020/0506 (new garden room, alterations and associated works) to reduce the footprint of the extension and omission of balustrading and roof terrace

Comments Due:

For noting only, no comment due.

**Planning Working
Group Comments**

This application has been approved on 28 December 2022. No further comment.

a.2.

Application No:

Location:

Proposal:

P/HOU/2022/07821

Filbank Corner, Halves Cottages, Corfe Castle, BH20 5EY

Erect single storey side extension, covert garage and erect solar panels to roof

Comments Due:

9th January 2023

**Planning Working
Group Comments:**

This application involves the removal of an existing conservatory and replacing with a single-story side extension linking to the existing garage. The garage will be converted into a hobby room. Solar panels will be added. However, because this property is situated between the Common (important archaeological area with many Bronze Age barrows) and where a mid-iron age pottery kiln, was found at Greyflete, this area is now a site of interest and we should ask that a pit is dug for archaeological investigation if any soil is disturbed. It is situated on high ground and any run-off will have flowed into 'Greyflete'.

Recommend:

The property lies between the Common where there are bronze age barrows and "Greyflete" where an iron age pottery kiln was found. It is therefore in an area potentially of archaeological interest. We recommend that if soil is disturbed a pit should be dug to investigate further. Otherwise, no objection.

a.3.

Application No:

Location:

Proposal:

P/FUL/2022/07893

Peake House, Valley Road, Harmans Cross BH20 5HT

Change of use of Peake House from Use Class C2 (Boarding House) to Use Class C3 (Residential).

Comments Due:

10th January 2023

**Planning Working
Group Comments:**

Peake House was originally built in the early 20th century as a domestic property for family use. In 2005 it was converted to bed and breakfast use and in 2007 it became a boarding house for Purbeck View School in Swanage. The Council objected to this change of use and the PDC Planning Officer recommended refusal. However, the application was approved by the PDC planning board. The present proposal will return the house to its original domestic use.

Recommend:

No objection

a.4.

Application No: P/PABA/2022/08043
Location: Westwood Farm Access To Westwood Farm, Corfe Castle
Proposal: Cover an existing open agricultural storage yard and also an existing open cattle handling yard

Comments Due: Not a planning application but a request for the Council to determine whether or not Prior Approval is required for the proposal.

Planning Working Group Comments: This an application by the NT to provide a covered area over an existing agricultural yard used for cattle handling (not housing) and storage of equipment and machinery. The proposed structure is agricultural in purpose and looks agricultural in nature. The undertaking is larger than 5 hectares and the proposed building is less than 500 sq metres in floor area, it therefore qualifies for permitted development. As the proposed structure is totally agricultural in purpose we recommend that prior approval is not required.

Recommend: Prior approval not required.

a.5.

Application No: P/LBC/2022/07692 (withdrawn) now P/HOU/2023/00112
Location: 2 South Street, Kingston
Proposal: Replacement of existing shed

Comments Due: 27th January 2023

Planning Working Group Comments: This is an application for LBC following an enforcement routine. The application is to replace 2 dilapidated sheds with one new one of slightly less overall size. The work has been started and the new shed looks very prominent. This is because a hedge on the edge of South Street has been removed – partly at the request of highways. The applicant states that a new hedge will be planted. The new shed is also of light colour. It would fit better into the street scene if it was painted a darker brown.

Recommend: The shed be painted a darker colour and the hedge be restored with new planting to provide a visual barrier from the road, otherwise no objection.

a.6.

Application No: P/LBC/2022/08042
Location: Vineyard Farm Cottage Wareham BH20 5DY
Proposal: Replacement of thatched roof covering. Removal of hard surfaces to the perimeter of the property. Redecoration of fenestration

Comments Due: 25th January 2023

Planning Working Group Comments: This is an application by the NT for LBC to refurbish Vineyard Farm. The house is currently in a poor state being damp and having a faulty thatched roof. The application seeks to re-thatch the cottage and remove sources of water as well as replacing the corrugated metal roofing on the lean to. Once completed this work should return the cottage to a habitable condition.

Recommend: No objection

a.7.

Application Number P/LBC/2022/08015

Location The Corfe Castle Town Trust Town Hall West Street Corfe Castle Wareham BH20 5HE
Proposal Remove internal staircase at north end of the building. Replace existing display shelving with new display boards. Install a new hanging sign on the west elevation

Comments Due 27 January 2023

Planning Working
Group Comments This is a submission by the Town Trust to make internal alterations to the Town Hall and Museum. The proposal removes the existing stairs, replaces the display cabinets in the museum and erects an external sign. Once completed the existing Council Chamber will remain as it is, while the removal of the stairs will increase the space available for displays in the museum. Displays will be housed in new modern cabinets which will improve the public's viewing experience. An external hanging sign will identify the function of the building. There is no alteration to the external fabric of the building except the wrought iron fixing for the sign.

Recommend No objection
(Note Cllr Haywood has not be part of this discussion)

a.8.

Application No: P/LBC/2022/07894

Location: 37-39 West Street, Corfe Castle, BH20 5HA
Proposal: Internal alterations to rear room extension and partion to first floor bedrooms. Install staircase from bedroom to utility room. Redecoration of external joinery and installation of light fitting to front door

Comments Due: 26th January 2023

Arrive with PC Friday 6th Jan 2023

Planning Working
Group Comments:

Recommend:

a.9.

Working Group

Telephone mast email.

Installation of 5G equipment on the Rollington telecoms tower and on the site. This is a proposal to instal communications equipment for EE Ltd and Hutchison 3G UK Ltd. at Rollington Hill, Corfe Castle, Wareham, BH20 5JD. This is part of the national roll out of the 5G network throughout the country. The installer is Telligent Telecom Ltd and the application is submitted by Cellnex, a sub-contractor, who operates, maintains and installs telecoms equipment on behalf of the main service providers. This is a preliminary contact to inform us that there is a proposal to install 2 aerals and ancillary equipment on the Rollington site and to invite comment. There will be a subsequent planning application.

Recommend: No comment at this stage until planning application is received.

1222-135b Treeworks Application

b.1

Application No: P/TRC/2022/07422

Location: Kingston House, South Street, Kingston BH20 5LQ
Proposal: T1 Sycamore - Crown reduction by up to 2.75m. G1 Ash x3 - Monolith at approximately 6m. T2 Ash - Fell.

Comments Due: 20th December 2022

Planning Working
Group Comments:

Recommend: No objection

b.2.

Application No: P/TRC/2023/00109

Location: Land alongside Corfe River - to south-west of castle site, Corfe Castle
Proposal: Small diameter (9-25cm) Sycamore, Hazel, Hawthorn, Blackthorn and Ash at the five locations shown in the attached map (marked on site by pink spray paint):
All marked trees in the areas shown will be coppiced to ground level and all arisings stacked in suitable habitat piles well away from the water's edge to allow much needed light to get to the river corridor, enhancing the riparian habitat

Comments Due: Dorset Council stated "We have received the above Tree Works application which involves the felling of a Tree(s). You are being notified for information purposes only."

To note only sent to Parish Council the day of the meeting. (9th January 2023)

Planning Working
Group Comments:

Recommend:

1222-135c Other Applications / Notices

No other applications received