



6 New Street, Marnhull, Dorset DT10 1PY  
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**Minutes of the Parish Council Meeting held on  
Monday 2<sup>nd</sup> December 2024.**

**Present:** Chairman Cllr Turner, Vice Chairman Cllr Winder, Cllr Hurlow, Cllr Worley, Cllr Palmer-Smyth, Cllr Cormack, Cllr Mantel, Cllr Hamer and Cllr Finch, Cllr Hilder.

**Attendance:** Mrs Sally Upshall – Clerk.

Simon Hoare – Dorset MP.

There were 67 members of the public present.

**1. Apologies of absence –**  
Cllr Vitali.

**Public Questions –**  
There were none.

**To note any declarations of interest and request for dispensation.**

**2. Approval of the minutes – The minutes of the meeting that was held on the 2<sup>nd</sup> November 2024 were approved.**

- To consider planning received, up to the time this Agenda was posted**

**Cllr Winder gave a presentation on the application.**

Planning appeal P/OUT/2023/02644

Full planning permission for a mixed-use development to erect a food store with cafe, plus office space and 2 No. flats above. Erect building for mixed commercial, business and service uses (Class E), (e.g. estate agents, hairdresser, funeral care, dentist, vet). Form vehicular and pedestrian accesses and parking. Form parking area for St. Gregory's Church and St Gregory's Primary School. Carry out landscaping works and associated engineering operations. (Demolish redundant agricultural buildings). Land west of Church Hill.

Outline planning permission (to determine access) to erect up to 120 dwellings. Land off Butts Close and Schoolhouse Lane. at Land west of Church Hill, and Land off Butts Close and Schoolhouse Lane, Marnhull

Questions then followed from members of the Village regarding the application, these are summarised as follows:

**Questions/Answers:**

- Q: Can slides be added to MPC website? A: Yes*
- Q: Will approval of 39 houses in Butts Close stand regardless of current application? A: Yes*
- Q: Simon Hoare observations – Worked in planning for 24 years, prior to government. New housing guidance does not require legislation. Bournemouth, Christchurch and Poole are pushing for North Dorset to accommodate some of their housing allowance. Current government is not showing much love for the countryside. Tess Square is clearly out of scale*

*and disproportionate for the area. Planning inspectorate does not like development of bungalows – very inefficient use of land. The appeal is a daunting environment. Requires hard facts set against policy. Encourage everyone to submit online individual submissions, as opposed to signing a petition. Current planning is based on schools in Marnhull not increasing their numbers. Urge everyone to turn up to the appeal – numbers show the village cares! Any experts would be much appreciated - we must pit experts against experts. Head against head, not head against heart.*

- *Q: Conyers Place footpath is not practical. The resident must also check who the boundary land belongs to. A tarmac path would be detrimental to the resident's Grade II listed 700 year old wall, which has already suffered major damage. A: This is only included as a 'potential footpath' at this stage*
- *Q: Does anyone monitor the effect of flooding in the village? There are times when there is no access to the village beyond Church Hill. How can trucks, buses and everything else access Church Hill/Pilwell/Sodom Lane junction? A: We believe this is a major point to pursue as part of the Rule 6 lived experience of what roads are actually like*
- *Q: Will the Planning Inspector have a site visit as part of the appeal? A: Yes*
- *Q: Crossing Schoolhouse Lane is very dangerous. Resident cannot walk along the road/verge due to traffic and overgrown bushes. The proposed entrance on Schoolhouse Lane will make it even more dangerous*
- *Q: Entrance to pharmacy already has pinch points with cars, let alone trucks and delivery vehicles. Resident doesn't think this is practical in terms of traffic. A: Local knowledge is so important*
- *Q: Issue with road networks – no viable options with diversions if there is flooding. Must have alternative routes if we're increasing the number of cars on the road. A: We must question the ability of the road network to sustain extra traffic*
- *Q: 1) Will the planning appeal submissions be visible to others? Will MPC see this? A: Yes, if we're Rule 6, we get access to everything. 2) Do you require this meeting to approve Rule 6 backing? A: Second part of meeting will determine this. If we launched a crowdfunding site, show of hands for who would contribute? All.*
- *Q: Is there any impact assessment on existing businesses? A: No, but we will raise the impact on the two existing shops*
- *Q: Is there any guidance around material considerations for the appeal? A: There is a document on PC website about material planning applications*
- *Q: Are original appeals carried forward onto this appeal? A: We do require new objections, even if they are repeated from the original objection. Previous objections went to Dorset Council, new ones will go to the Planning Inspector.*
- *Q: Doesn't make commercial sense. A: Risk that Tess Square gets turned down as commercial, then replaced with 160 houses*
- *Q: Should be aware that Mr Crocker has purchased Robin Hill stores? A: He has purchased the building, not the business*

P/RES/2024/03588Proposal:Erect 69 No. dwellings with associated infrastructure. (Reserved matters application following the grant Outline Planning Permission No. APP/D1265/W/21/3289314 (LPA Ref. 2/2018/1124/OUT) to determine appearance, landscaping and scale).Location: Land North Of Crown Road, Marnhull.

#### **Cllr Winder presented details of the reserved matters.**

There was some discussion regarding the flint and as such Councillors will submit the following comments to the above application:

Marnhull Parish Council is a Consultee to the reserved matters planning application for land off Crown Road in Marnhull. After the initial consultation in August we note that the Applicant has submitted revised plans, and this Consultee response is our feedback having reviewed these.

1. Mix of Materials

We welcome the fact that the applicant has made changes to the plans to provide a better mix of materials. Whilst we are supportive of the majority of changes proposed we note that the applicant has proposed a number of properties with brick quoining and flint. This particular combination does not adhere to the Design Guidance and Codes of Marnhull's emerging Neighbourhood Plan and indeed there is no history of using flint in the local area. It is not in our opinion an appropriate material for construction in the village and we would ask that Dorset Council consult with the Conservation Officer and Urban Design Officer and suggest alternatives to the applicant.

2. Plot 69. We note that no changes have been made in respect of Plot 69 in the revised plans. Our previous comment therefore still stands.

The Design and Access Statement describes the site as relatively flat. This is not the case as there is a significant difference of >12m between the top and the bottom of the site. There is also a prominent ridge running through the site. The layout of the dwellings is sympathetic to the topology except for Plot 69 which is 2 storey and sits on the ridge above the Grade 2 listed Laburnum Cottage. The Planning Inspector's report from 1 July 2022 stated that "The proximity of modern 1.5 storey dwellings in domestic gardens to Laburnum Cottage, together with the change from pastoral field to managed public open green space would noticeably alter and diminish the setting of the listed building." We would respectfully ask that this dwelling is removed from the scheme or replaced preferably with a 1-storey bungalow.

3. Foul water drainage. There are no Consultee comments from Wessex Water in respect of this reserved matters application. We would therefore like further information to be provided on plans and timeframes for upgrading foul water capacity to ensure no further sewerage leaks occur in the future. For reference our previous comment was as follows:

Wessex Water has a capacity issue at the local treatment facility and earlier in 2024 we had extensive flooding in Sodom Lane that resulted in a leak of sewerage. Whilst we question the flood risk assessment of the area based upon frequent flooding in recent years, we would ask that a condition is placed on this development that no work can start until Wessex Water confirms the capacity is upgraded to accommodate the development without further leaks. It is also important to note that this capacity increase will also need to accommodate other in-flight and approved developments (Salisbury Street and Burton Street)

All Councillors were in agreement with this.

P/HOU/2024/06533 Proposal: Erect side extension to create garage and utility space. Location: Marnhull Stores, Residence At New Street, Marnhull

It was proposed by Cllr Winder that the Parish Council resolve this will No Objection, this was seconded by the Chairman but was not carried. Councillors will go and look at site before making a recommendation and report back to the rest of the Council.

The main planning meeting ended, and the majority of the public left the Parish Council business continued as follows:

The Chairman proposed that the Parish Council request Rule 6 status and for this appeal, this was seconded by Cllr Hurlow, this was carried on a majority of eight in favour with two abstentions.

Cllr Winder proposed that the Parish Council set up an appeal subcommittee that would be able to make some decisions in regard to the appeal this will comprise of Cllr Winder, the Chairman, Cllr Worley and the Clerk, they will also be authorised to spend up to £50,000 net in relation to appeal. The Chairman seconded this, and this was carried on a majority vote of eight in favour with two abstentions.

The Chairman proposed that the Parish council investigate crown funding, this was seconded by Cllr Palmer-Smyth, Cllr Hilder explained he was able to set up a crowd funding site and all were in favour.

#### **Matters arising –**

##### **To receive Dorset Council's report –**

There was no report this month.

##### **To receive the Chairman's report –**

January Recess – This was agreed and the Planning Sub committee can meet in the meantime. Should anything significant arise then a meeting can be planned for January.

**Accounts –** The Payment Schedule for December 2024 for the sum of £3027.19 had been circulated, this was agreed and signed by the Chairman.

##### **To receive the following officer's report.**

Update on Standing Order's Review – The one that has been circulated so far is the Financial Regulations all Councillors were in agreement with the updates and review and as such this was agreed.

Any other urgent matter –

##### **To consider any other matters arising from recent correspondence.**

##### **Date / Times of next meeting**

Parish Council Meeting – Monday 3<sup>rd</sup> of February 2025 in the Village Hall at 7pm.

**There being no further business the Chairman closed the meeting at 9.40 pm.**

**Signed by the Chairman..... Date .....**

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***Marnhull Parish Council***

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