Planning Services
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Dorchester, Dorset, DT1 1XJ
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www.dorsetcouncil.gov.uk

Date: 21 August 2025
Ref: 6/2021/0282
Support Officer: Linda Webber
Team Area: Eastern
01305 838336
planningeast@dorsetcouncil.gov.uk

Dear Sir/Madam

Planning Application Number: 6/2021/0282
Location: Land east of Wareham Road Lytchett Matravers
Description: Phased residential development of site for 95 dwellings, new vehicular and pedestrian access onto Wareham Road and other associated works including

landscaping and open space (revised information submitted June 2025)

I write to let you know this application will be considered by **Eastern** Planning Committee on **3 September 2025**. The meeting will be held at: **The Allendale Centre, Hanham Road, Wimborne, BH21 1AS**

The committee agenda (detailing the start time of meeting), application report and recommendation, are available to view five working days before the committee meeting at https://moderngov.dorsetcouncil.gov.uk/ieDocHome.aspx?bcr=1 The meeting will be livestreamed and be available to watch online, either "live" or by recording. Access to the YouTube link will also be available on this webpage.

You may attend the committee meeting which is open to the public, and observe the presentation, discussion and decision making. Additionally, if you wish, you may take the opportunity to speak at the meeting. More information on how to notify us about your intention to speak, along with further guidance is attached to this letter, and also available online at https://moderngov.dorsetcouncil.gov.uk and click the link **Guidance to Public Speaking at a Planning Committee**.

If you should have any queries, please contact: Joshua Kennedy 01305 224710 Email: joshua.kennedy@dorsetcouncil.gov.uk in Democratic Services.

You must register to speak before **8:30 AM at least two clear workings days** before the meeting.

Please note that if you make representations to the committee your name, together with a summary of your comments will be recorded in the minutes of the meeting. The minutes, which are the formal record of the meeting, will be available to view in electronic and paper format, as a

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www.dorsetcouncil.gov.uk/your-council/about-your-council/data-protection/service-privacy-notices/planning.aspx

matter of public record, for a minimum of 6 years following the date of the meeting.

Yours faithfully

Linda Webber
Planning Technician - Eastern Team

A Guide to Public Speaking at Planning Committee

All members of the public are welcome to attend formal meetings of Planning Committee, listen to the debate and the decisions being taken.

If you have written to the Council during the consultation period about an application that is to be considered by the committee, any relevant planning or rights of way issues raised in your letter will be appraised by the case officer andsummarised within the committee report. You will also receive a letter informing you of the committee date and inviting you to attend the meeting.

The agenda for the meeting is normally published five working days before thecommittee date and is available to view on the council's website at https://moderngov.dorsetcouncil.gov.uk/mgListCommittees.aspx?bcr=1or via the Modern.gov app which is free to download.

You can also track progress of a planning application by visiting the council'swebsite at https://www.dorsetcouncil.gov.uk/planning-buildings- land/planning/planning-application-search-and-comment.aspx.

Alternatively you can contact a member of the Democratic Services Team on 01305 251010 or email megan.r.rochester@dorsetcouncil.gov.uk for Strategic Committee, Eastern or Western and Southern Area Planning Committees Joshua.Kennedy@dorsetcouncil.gov.uk for Northern Committee, email mailto:john.miles@dorsetcouncil.gov.uk.

They will be able to advise you on whether an application will be considered by a committee meeting.

Formal meetings are open to the press and the public and during the meeting you may come and go as you wish. Please keep disruption to a minimum to allow the business to be conducted smoothly. Members of the press and public will normally only be asked to leave the meeting if confidential/exempt items are tobe considered by the committee.

Members of the committee and the public have access to individual representation letters received in respect of planning applications and rights ofway matters in advance of the meeting. It is important to note that any comments received from the public cannot be treated as confidential.

How do I register to speak?

Planning committee meetings are held in public, but they are not a public meeting; as a result, you need to register speak as below.

The first three members of the public, including any community or amenity group, who register to speak, for and against the application, including the applicant or their representative (maximum six in total) will be invited to address the committee. If the applicant or their representative registers to speak, then only the first two members of the public who wish to speak for the application may address the Committee. MPs need to register in the same way and will count as one of the six speakers.

If you wish to address the committee at the planning meeting it is essential that you contact the Democratic Services Team on 01305 251010 or email addresses set out above before 8.30am at least two clear working days before the meeting. If you do not register to speak, you will not normally be invited to address the committee. When contacting the Democratic Services Team, you should advise which application you wish to speak on, whether you are objecting or supporting theapplication and provide your name and contact details.

The Member who chairs Planning Committee

Ultimately the Chairman of the Planning Committee retains the power to determine how best to conduct a meeting. The processes identified below aretherefore always subject to the discretion of the Chairman.

What will happen at the meeting and how long can I speak for?

The Chairman will invite those who have registered to speak to address thecommittee. Each speaker will have up to **three** minutes each to address the committee.

When addressing the committee members of the public should:

- keep observations brief and relevant.
- speak slowly and clearly;
- for rights of way matters, limit views to those relevant to the legal tests underconsideration.
- for planning matters limit views to relevant planning issues such as:
  - the impact of the development on the character of the area.
  - external design, appearance and layout;
  - impact of the development on neighbouring properties.
  - highway safety;
  - planning policy and government guidance.
- avoid referring to issues such as safety, maintenance and suitability for rightsof way definitive map modification matters, as they cannot be taken into account;
- avoid referring to matters, which are not relevant to planning considerations,such as:
  - trade objections from potential competitors;
  - personal comments about the applicant;
  - the developer's motives;
  - moral arguments;
  - matters covered by other areas of law;
  - boundary disputes or other private property rights (including restrictive covenants)
- remember you are making a statement in public please be sure that what you say is not slanderous, defamatory or abusive in any way.

Can I provide handouts or use visual aids?

No. Letters and photographs, or any other items must not be distributed at the meeting. These must beprovided with your written representations during the consultation period in order to allow time to assess the validity, or otherwise, of the points being raised.To ensure fairness to all parties, everyone needs to have the opportunity to consider any such information in advance to ensure that any decision is reasonably taken and to avoid potential challenge.

What happens at the Committee?

After formal business such as declarations of interest and signing of minutes themeeting moves on to planning applications.

- The planning / rights of way officer will present the application including any updates.
- The Chairman will invite those who have registered to speak to address the committee and each speaker is allocated a maximum of three minutes.
- The applicant or their representative will be allowed up to three minutes speaking time in total between them both.
- The order of speaking will normally be: individual members of the public and groups; the applicant or their representative and then; parish/town council representative. Any such group or council will normally be given one three-minute slot each for any representations to be made on its behalf.
- If a councillor who is not on the Planning Committee wishes to address the committee, they will be allowed three minutes to do so and will be given the option to speak first or last. Ward Members will be limited to one representative and should agree amongst themselves who will address the committee.

- Neither the objectors or supporters will normally be questioned. However, the Chairman may ask questions to clarify a point of fact in very exceptional circumstances.
- Public participation then ends and the committee will enter into the decision making phase. During this part of the meeting only members of the committee and officers may take part.
- The Chairman of the Committee has discretion over how this protocol will be applied and has absolute discretion over who can speak at the meeting.

You should not lobby members of the committee or officers immediately prior toor during the committee meeting. Members of the public should also be aware that members of the committee are not able to come to a view about a proposalin advance of the meeting because if they do so it may invalidate their ability to vote on a proposal. Equally any communication with members of the committeeduring the meeting is to be avoided as this affects their ability to concentrate onthe matters being presented at that time.

You should note that the council has various rules and protocols relating to thelive recording of meetings.

What happens after the Committee?

The minutes, which are the formal record of the meeting, will be published after the meeting and available to view in electronic and paper format, as a matter of public record, for a minimum of six years following the date of the meeting. Please note that if you attend a committee meeting and make oral representations to the Committee, your name, together with a summary of your comments will be included in the minutes of the meeting.