

TOLLER PORCORM PARISH COUNCIL

Full Parish Council Meeting | Wednesday 9 July 2025

Appendix M – Poor End activity

Minute reference: 25/07-10.ii

25 May 2025

A resident contacted the clerk with concerns about what appears to be a new access road being created behind Poor End, Kingcombe Road, exiting onto Clift Lane.

26 May 2025

Cllr Neil Farmer investigated and asked the clerk to clarify the situation with the planning case officer as the planning permission granted in March 2024 did not include a road.



28 May 2025

The clerk contacted the case officer and was advised to report the activity to the Enforcement Team.

30 May 2025

Report to the Enforcement Team:

Details of concern:

Planning application P/HOU/2024/00402 was for permission to 'Erect single storey and first storey extensions. Install solar panel array on the roof.' The application clearly states NO to the question, 'Is a new or altered vehicle access proposed to or from the public highway?' and to, 'Is a new or altered pedestrian access proposed to or from the public highway?'.

It was noted by a resident of Toller Porcorum on 25 May 2025 that construction of a road - a suspected access road - is under construction to the south west of the property onto Clift Lane. This was confirmed by another resident who is also chair of Toller Porcorum Parish Council, on 26 May 2025 to be the case.

Construction of a road was not part of the planning permission and there is concern about the increased use of Clift Lane this suspected access road will cause. I have attached a PDF of the area in question - an orange star shows the location of where said road meets Clift Lane.

Photos were requested and the picture above was sent

11 June 2025

Response from the Enforcement Team:

We have investigated the matter, and our findings are as follows:

- Aerial photography indicates that access to the site has historically existed. As such, we are unable to take any action regarding the access itself. In 2009, the area was enclosed by a metal gate.
- Currently, it appears that only the topsoil has been removed. This activity does not constitute "development" and therefore does not require planning permission. However, if a hard surface is laid in the future, this may require planning permission depending on the materials used and the intended use of the surface.

At this time, there does not appear to be a breach of planning control.

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11 June 2025 continued

The resident supplied further photos:



29 June 2025

The resident contacted the clerk and Cllr Farmer again to make the following points:

- Previously there wasn't any rear access to the property, the gateway was purely to a field used for cattle grazing with no connection to the house other than ownership. It is a completely new access without planning permission.
- Important assessments have not been done like vehicle visibility onto Clift Lane and an assessment of the environmental impact. The works have required the felling of at least two mature trees (see attached photo taken through gate) and the destruction of an estimated 0.2 ha (0.5 acres) of meadow.
- The meadow is within 100 metres of two sections of SSSI designated for its rich grassland communities. Based on its connectivity, it has been identified as a "High Opportunity Nature Area" on Dorset's nature recovery maps. Sadly, this opportunity has been much reduced by the unpermitted development.



Parish Council: decide whether to take further action and if so, in what form.