

THE PUBLIC AND PRESS ARE CORDIALLY INVITED TO BE PRESENT
Please note that meetings may be recorded

WEST MOORS TOWN COUNCIL

4 Park Way, West Moors, Dorset BH22 0HL
Tel: 01202 861044 Email: office@westmoors-tc.gov.uk



Dear Councillor

You are summoned to attend a meeting of the **PLANNING CONSULTATIVE COMMITTEE** being held on **THURSDAY 7th AUGUST 2025** in the Council Chamber, Pavilion, Fryer Field, West Moors at **7.00pm** to transact the following business:

J Weedon

Judi Weedon
Town Clerk

1st August 2025

Committee Membership

| | | | |
|---------------------------|--------------|---------------|----------------|
| Cllr Mrs N Senior – Chair | | | |
| Cllr Mrs R Burke | Cllr D Green | Cllr M Hawkes | Cllr J Randall |
| Cllr T Salt | Cllr C Way | Cllr K Wilkes | Cllr Mrs P Yeo |

AGENDA

1. Receive Apologies for Absence
2. To Receive Declarations of Interests on any Matter on this Agenda
3. Public Discussion Period (members of the public may speak to the committee on any matters pertaining to the committee. Public time is limited to 10 minutes, in accordance with Councils adopted Standing Orders).
4. [To Consider Planning Applications](#)
(Members of the public may speak on the applications for up to 3 minutes on any one application to a total public participation of 10 minutes as per the council adopted Standing Orders)
5. [To Receive Notification of the Decisions of the Dorset Council](#)
6. [To Receive Notification of Planning Appeals](#)
7. [To Receive Notification of any Tree Matters](#)
8. [To Receive Correspondence](#)

AGENDA ITEM 4 - PLANNING APPLICATIONS to be considered on 7th August 2025

P/HOU/2025/03599 – 13 Forest Close, BH22 0EU

Raise roof to accommodate loft conversion, with front & rear dormers, and side extension.
(Demolish existing garage).

AGENDA ITEM 5 – Dorset Council Decisions to be reported on 7th August 2025

P/FUL/2024/05127 - 54 Pinehurst Road

Sever plot, demolish garage and erect bungalow.

WMTC Comments

No Objection, subject to tree report

Dorset Council Decision

Refused - The siting of the proposed dwelling is incompatible with the off-site protected Oak trees which make an important contribution to the setting and character of the locality. The dwelling would be positioned within the root protection area of one of the trees and the tree canopies will overhang the modest garden resulting in detritus and heavy shading that will negatively impact on amenity afforded to future occupiers and is likely to give rise to applications to fell or prune the trees that would be difficult to resist.

The proposal is contrary to Policy HE2 and Saved Policy DES7 of the Christchurch and East Dorset Local Plan - Core Strategy adopted April 2014. 2. The site lies within 13.8km of the New Forest Special Conservation Area, Special Protection Area and Ramsar. Within this area impacts from additional residential units have been identified to result in likely significant effects from recreational impact. New green infrastructure needs overlap with Dorset Heathlands Framework requirement, but Strategic Access Management and Monitoring (SAMM) is required as the measures relate to different sites and issues. No SAMM mitigation has been secured so the Page 2 of 4 proposal is contrary to policy ME1 of the Christchurch and East Dorset Local Plan, paragraph 193 of the National Planning Policy Framework 2024 and the Conservation of Habitats and Species Regulations 2017.

P/CLP/2025/03586 – 26 Queens Close

Larger extension to existing garage. Existing garage past economic repair. Roof height compliant with permitted development. Additional water runoff from roof to be drained via soakaway.

WMTC Comments

N/A - Information only

Dorset Council Decision

Granted

P/CLP/2025/04328 – The Common, Newmans Lane

INFORMATION ONLY - Certificate of Lawfulness

Single Storey Rear extension, roof lights and porch to bungalow

AGENDA ITEM 6 - Notification of Planning Appeals

P/OUT/2022/04113 - Land off Blackfield Lane

Outline application for erection of a church & care home with associated parking & an area for biodiversity enhancement (all matters reserved except access and scale) (revised plans reducing footprint submitted Nov 2023)

The Planning Inspectorate have confirmed that this appeal will now be dealt with via a public inquiry procedure and not the written representations procedure.

Members have previously received a copy of the Planning Appeal Notice correspondence.

Members are asked if they would like to make representation at the appeal hearing.

Guidance can be found using the links below.

<https://www.gov.uk/government/publications/planning-appeals-dealt-with-by-an-inquiry-taking-part/guide-to-taking-part-in-planning-and-listed-building-consent-appeals-proceeding-by-an-inquiry>

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application/guide-to-rule-6-for-interested-parties-involved-in-an-inquiry-planning-appeals-and-called-in-applications>

AGENDA ITEM 7 - Tree Matters

Tree Preservation Orders:

None to report at the time of producing this agenda.

Tree Work:

| | |
|--|--|
| Land adjacent to 30 Canterbury Close West Moors BH22 0PJ | REQUEST TO: Hornbeam (multi-stemmed) - Crown lift by the removal of approx. 8 branches of no more than 3-4" diameter to prevent future damage to shed roof and fence; Reduce branches extending over garden, shed and fence of 30 Canterbury Close by 3 metres to suitable pruning points. Beech - Fell to ground level. No plans to replant at this location due to proximity to property boundaries. The area that is currently meadow at SU 08611 01871 is being allowed to revert to oak woodland as there are many saplings from nearby trees. |
| 27 Moorside Road | REQUEST TO: Beech – Prune to give a metre clearance for phone cables Cherry – Prune to give a metre clearance for phone cables Pittosporum – Fell, no replanting proposed. |

AGENDA ITEM 8 – Correspondence

None at time of producing agenda