

WEST MOORS TOWN COUNCIL

MINUTES of the Virtual **PLANNING CONSULTATIVE COMMITTEE** held on
Thursday 1st April 2021 via Zoom at 7.00pm

PRESENT:

Cllr C Way – Chair	Cllr D Green	Cllr M Hawkes
Cllr Mrs R Burke	Cllr Mrs N Senior	Cllr K Wilkes
Cllr S Linford	Cllr Mrs P Yeo	
Cllr A Willats		

OTHERS PRESENT: Mrs A Fawcett - Assistant to the Clerk

APOLOGIES: None

626 DECLARATIONS OF INTEREST

None

627 PUBLIC DISCUSSION PERIOD

None

628 TO CONSIDER PLANNING APPLICATIONS

Copies of the following applications were received, and it was agreed that observations, as stated, should be submitted to the Dorset Council:

Voting was unanimous unless stated otherwise.

[3/20/1847/CONDR - 10 Forest Road](#)

Application to vary Condition 2 of Approved P/A 3/19/2173/HOU (Raise roof to provide first floor habitable accommodation above existing ground floor. Two storey side extension. Single storey rear/side extension. Front & rear dormers with windows. 2 no. Juliet balconies to rear dormer. Alterations to existing windows & doors. Integrated garage.) to remove the integral garage.

No objection

[3/21/0100/HOU - 130 Uplands Road](#)

Single storey front extension to existing bungalow and extension to garage to form double garage.

No objection

[3/21/0266/FUL 30 Moorlands Road](#)

Remove existing front gable and construct three dormers. Extend existing rear dormer over half of the existing single storey ground floor extension (amended plans).

Objection – Members maintain their objection against the development of this site, regardless of the amendment made under this application number

Specifically, reason no.4 In our refusal against application 3/20/0820/FUL - Overlooking/loss of privacy.

Additionally, members wish to echo the comments of Dorset Council:

The site has some degree of prominence in the street scene due to its absence, of a front boundary treatment. The proposed alterations to the roof; by reasons of a combination of an inelegant appearance, bulky and crowded appearance to the front roof slope, visual impact, height and mass at first-floor level; represents poor design, that would result in a harmful visual impact on the appearance and character of the site and its setting.

629 NOTIFICATION OF DECISIONS FROM DORSET COUNCIL

3/20/0820/FUL - 30 Moorlands Road

Construct 3no Dormers on the front elevation and extend existing rear dormer over existing single storey ground floor extension

WMTC Comments

Objection: In the strongest possible terms to this application:

The application to increase the size and therefore capacity of the premises at 30 Moorlands, should be rejected on the basis of the following material considerations;

1. Highway safety and parking

The change of use from dental to nursery, we understand does not need permission as it is within the correct class of use.

However, the further expansion of it would have a detrimental effect on the already existing road safety problems for pedestrians (old and young).

The proposed parking area shown on the plans does not accurately reflect the actual parking space available.

The plan indicates 16 staff yet there will be no parking for 8 of those staff, before the children are even considered. Consequently, it may require all parents to park in the road at drop off and collection.

The property does not have a deep frontage or driveway so these young vulnerable children will need to exit the cars on the busy road.

2. Parking

There is already congestion on this road and residents suffer from poor visibility exiting their driveways. With the possible additional parking, this problem would only increase.

3. Layout and density of building/ over-development

This is the only commercial property in a residential location which is also a designated Special Character area with the proposal exhausting all floor space and increasing the proximity to the adjacent property to an unacceptable degree.

4. Overlooking/loss of privacy

The extension of the top floor will have an impact on neighbouring properties with windows at first floor level overlooking gardens.

The proposed 3 no dormer windows would cause overlooking and loss of privacy to residents in Clarke Place, more than they already do.

5. Traffic / noise pollution

In this quiet residential area, mainly occupied by retired residents, the through traffic that would be generated from more staff and more users of the nursery, could have a negative impact on the residents of Moorlands Road.

Noise generated by human activities is a clear form of disturbance that effects physiology and behaviour. As we do not know the opening hours of the nursery we cannot determine the level of noise that will be experienced.

Lastly, members are concerned about the possibility of falling debris from the trees in the rear garden – it appears the plan is to protect several of these trees (one being an Oak), which children will most likely be playing under when outside.

This is a health and safety issue, as well as the noise children create when outside, affecting the neighbours of this residential road.

West Moors Council objected strongly to previous applications 3/19/0542/FUL and 3/19/1176/FUL and requested that it be considered by the planning committee which did not happen in either case.

West Moors Town Council, once again, request that this application is decided by the Dorset Council Planning Committee and not delegated to an officer.

We will send someone from our Planning Consultative Committee to attend the zoom meeting if held, and it would be beneficial if Dorset Council committee members visited the area of the proposed application.

Dorset Council Decision

Refused - The site has some degree of prominence in the street scene due to its

absence, of a front boundary treatment. The proposed alterations to the roof; by reasons of a combination of an inelegant appearance, bulky and crowded appearance to the front roof slope, visual impact, height and mass at first-floor level; represents poor design, that would result in a harmful visual impact on the appearance and character of the site and its setting. The proposal is contrary to adopted Policy HE2 of the adopted Local Plan and the guidance in the National Design Guide in that it would be incompatible with its surroundings in respect of its scale, bulk, height, and visual impact. The proposal is also contrary to Paragraph 127 of the National Planning Policy Framework and is a poor design that fails to take the opportunity to improve the character and quality of the area which, in accordance with paragraph 130, therefore should be refused.

3/20/2145/HOU – 10 Birch Grove

Single storey side and rear extension

WMTC Comments.

No objection

Dorset Council Decision

Permitted.

3/20/2176/HOU 9 Braeside Road

Single storey side and rear extension

WMTC Comments

No objection

Dorset Council Decision

Permitted.

3/21/0017/CLP - 11 Ashurst Road

Single storey rear extension

Dorset Council Decision

Lawful

3/21/0049/RM - Land adjacent to Woolsbridge Ind Est.

Reserved Matters Application following Outline Planning Application 3/15/0556/OUT:- Proposed storage land for caravan and mobile homes produced at main manufacturing premises (No. 90) opposite the application site. To consider all remaining details (Appearance, Layout and Access). To include erection of fence and led lighting.

WMTC Comments.

No objection

Dorset Council Decision

Permitted.

3/21/0517/PNHH - 54 Pennington Road

Erect a single storey rear extension to measure 4.83m in length, with a maximum height of 3.995m and height to eaves of 2.777m

WMTC Comments.

Not submitted – comments closed earlier than deadline.

Dorset Council Decision

Refused - The proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted under Schedule 2, Part 1 Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

630 NOTIFICATION OF TREE MATTERS

Tree Preservation Orders:
None reported.

Tree Work
5 Riverside Road

Consent to:
1 x Oak: Fell to ground level

631 CORRESPONDENCE

Guidance notes on Planning Enforcement at Dorset Council

The Chairman declared the meeting closed at 19:26hrs

The next meeting of the Planning Consultative committee is scheduled for the 29th April 2021

SIGNED DATE
CHAIR OF PLANNING CONSULTATIVE COMMITTEE