

**WEST MOORS TOWN COUNCIL**

**MINUTES of the PLANNING CONSULTATIVE COMMITTEE held on  
Thursday 27<sup>th</sup> May 2021 in the Pavilion, Fryer Field at 7.00pm**

**PRESENT:** Cllr C Way – Chairman  
Cllr Mrs R Burke      Cllr S Linford      Cllr Mrs N Senior  
Cllr K Wilkes

**OTHERS PRESENT:** Mrs Amie Fawcett (Assistant to the Clerk)

**NOT ABLE TO ATTEND DUE TO COVID RESTRICTIONS:**  
Cllr D Green      Cllr M Hawkes      Cllr A Willats  
Cllr Mrs P Yeo

**21/019    DECLARATIONS OF INTEREST**  
None

**21/020    PUBLIC DISCUSSION PERIOD**  
None

**21/021    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.

**[3/21/0135/FUL Barracks, The Petroleum Centre](#)**

Replacement Jerrican preparation shed and demolition of redundant Jerrican shed from adjacent area.

*No objection*

**[3/21/0283/HOU 91 Pinehurst Road](#)**

Erect detached garage and office. Creation of new vehicular access and dropped kerb.

*No objection*

**[3/21/0366/HOU 70 Moorlands Road](#)**

Erect extension to side.

*No objection*

**21/022    NOTIFICATION OF DECISIONS FROM DORSET COUNCIL**

**[3/20/1621/PIP 55 Farm Road \(Land opposite No 53 Farm Road\)](#)**

Erection of a single storey dwelling and associated works.

**WMTC Comments.**

Objection – Members viewed the site and feel the road parking is not adequate and the site is not sufficient in size for any type of dwelling.

The distance between buildings and the treatment of the spaces around them have an important effect on the appearance of an area and the quality of life for its residents.

The development appears overbearing for the space provided.

The Oak tree is also of grave concern, should the roots be disrupted during construction.

The council request further details at technical approval stage

**Dorset Council Decision**

Refused - The site is constrained by both its size, shape and close proximity to trees to the south that overshadow the site. Given the need to provide a dwelling of reasonable habitable size, and the amenity space and parking to serve such a use the Local

Planning Authority are of the opinion that the amount of development proposed is incompatible with the size of the site. There is an objection in principle to the amount of development put forward. The proposal fails Policies HE2 and HE3 of the Christchurch and East Dorset Core Strategy and the criteria laid out in the National Planning Policy Framework (NPPF) 2019: which in general promotes high quality sustainable design, especially Section 12 Achieving well-designed places, where paragraph 130 specifically advises that 'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions'

**3/21/0100/HOU 130 Uplands Road**

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

**WMTC Comments.**

No objection

**Dorset Council Decision**

Permitted.

**3/21/0382/FUL 2 Abbey Road**

Demolition of the existing dwelling house and erection of 3 x chalet bungalows

**WMTC Comments.**

No objection

**Dorset Council Decision**

Permitted.

**21/023 NOTIFICATION OF PLANNING APPEALS**

None reported.

**21/024 NOTIFICATION OF TREE MATTERS**

**Tree Preservation Orders:**

None reported.

**Tree Work**

**24 Teasel Way**

**Refuse to:**

1 X Birch: To fell

**35 Sarum Avenue**

**Consent to:**

1 X Sweet chestnut: Crown lift to 5.2m over road. Remove split limb.

**22 Fernside Road**

**Consent to**

1 X Oak: Deadwood.  
Crown lift to provide a height clearance above ground level of 5m. Reduce back 4 x low branches as annotated in photograph.

**57 Moorlands Road**

**Consent to**

1 X Douglas Fir: Deadwood. Crown lift to provide a height clearance above level of 5m all round OR Crown lift to statutory heights over the road (5.2m) and footpath (2.4m). Reduce to clear BT lines by 1m.

**7 and 8 Heston Way**

**Consent to**

6 X Oak: Deadwood. Remove epicormic growth from the main stem only. Crown lift to provide a height clearance above ground level of 5m.

**21/025 CORRESPONDENCE**

1. The land at 216 Station Road, now has 1 new dwelling for which the postal address is: No 2 Ashurst Road, West Moors, BH22 0LS.

2. Natural England have requested an extension of time to review the biodiversity information submitted in May for Land off Blackfield Lane. NE's comments are critical to the Case Officer's assessment of the information, therefore has extended the determination date to allow for this. It is now extended to the 18<sup>th</sup> June.

Cllr Way reported how he had recently written to Natural England advising them of this application and the importance of their involvement. It was agreed that no more correspondence to them or the MOD is required at this stage.

The Chairman declared the meeting closed at 19:13hrs

The next meeting of the Planning Consultative committee is scheduled for the 17<sup>th</sup> June, 2021

SIGNED ..... DATE .....  
CHAIR OF PLANNING CONSULTATIVE COMMITTEE