

WEST MOORS TOWN COUNCIL

**MINUTES of the PLANNING CONSULTATIVE COMMITTEE held on
Thursday 17th June 2021 at 7.00pm in the Pavilion, Fryer Field**

PRESENT: Cllr C Way – Chairman
Cllr Mrs R Burke Cllr K Wilkes Cllr Mrs P Yeo

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

NOT ABLE TO ATTEND DUE TO COVID RESTRICTIONS:
Cllr D Green Cllr M Hawkes Cllr S Linford
Cllr Mrs N Senior Cllr A Willats

21/026 DECLARATIONS OF INTEREST
None

21/027 PUBLIC DISCUSSION PERIOD
None

21/028 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

[3/20/2215/HOU 23 Heathfield Way](#)

Retrospective single storey rear extension with vaulted roof and 2no non opening windows in gable end.

No objection

[3/21/0383/HOU 11 Woodside Road](#)

Extension to rear & loft conversion.

No objection

[3/21/0467/HOU 9 Beech Road](#)

Creation of side double storey extension & creation of single storey, double storey rear extension

and loft conversion following demolition of garage, including internal alterations.

Objection - The proposal is contrary to Policy HE2 of the adopted Christchurch and East Dorset Local Plan in that it would be incompatible with its surroundings in respect of its relationship to nearby properties, visual bulk, and visual impact. The increase of the size of the garage at the side of the proposed development, does raise concern of a loss of light to the 'habitable' rooms that would be in constant use for 'everyday living' of the neighbouring property. The second floor appears to propose a large unobscured window in the master bedroom. It is vital to take into account the reduction of privacy for the neighbouring property as well as light.

[3/21/0507/FUL 6 Avon Road](#)

Sever plot and erect bungalow with associated parking following the demolition of garage and create new vehicular access to existing dwelling.

Objection - The proposal is contrary to Paragraph 130 of the National Planning Policy Framework being of a poor design that fails to take the opportunity to improve the character and quality of the area. Also, Paragraph 131, as it does not fit in with the overall form and layout of the surroundings.

3/21/0556/HOU 41 Elmhurst Road

Single storey rear extension and alterations
No objection.

21/029 NOTIFICATION OF DECISIONS FROM DORSET COUNCIL

3/21/0283/HOU 91 Pinehurst Road

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

No objection

Dorset Council Decision

Refused - by reasons of a combination of its failure to respect a visual building line formed by the positions of the forwardmost parts of the built forms of nearby neighbouring properties, proximity to a front boundary, height and overall visual bulk relative to its setting; 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 Policy HE2 of the adopted Christchurch and East Dorset Local Plan in that it would be incompatible with its surroundings in respect of its relationship to nearby properties, visual bulk, and visual impact. The proposal is also contrary to Paragraph 130 of the National Planning Policy Framework being of a poor design that fails to take the opportunity to improve the character and quality of the area.

3/21/0366/HOU 70 Moorlands Road

Erect extension to side

WMTC Comments.

No objection

Dorset Council Decision

Permitted.

21/030 NOTIFICATION OF PLANNING APPEALS

None reported

21/031 NOTIFICATION OF TREE MATTERS

Tree Preservation Orders:

None reported

Tree Work

1 Shirley Close

Consent to:

1 x Thuja: Crown lift over the path to a height of 8ft and over the road to 10-12ft.

21/032 CORRESPONDENCE

1. 9 Beechwood Road has had the alias house name 'Maple Cottage' allocated. UPRN: 100040679879.
2. Natural England Response to Blackfield Farm application previously circulated to members.

The Chairman declared the meeting closed at 19.25hrs

The next meeting of the Planning Consultative committee is scheduled for the 8th July, 2021

SIGNED DATE
CHAIR OF PLANNING CONSULTATIVE COMMITTEE