

**WEST MOORS TOWN COUNCIL**

**MINUTES** of the **PLANNING CONSULTATIVE COMMITTEE** held on  
**Thursday 5<sup>th</sup> August 2021** at St. Anthony's Church Hall at 7.00pm

**PRESENT:** Cllr Mrs R Burke – Chairman  
Cllr D Green Cllr M Hawkes Cllr S Linford  
Cllr Mrs N Senior Cllr C Way Cllr A Willats  
Cllr Mrs P Yeo

**OTHERS PRESENT:** Mrs Amie Fawcett (Assistant to the Clerk)  
Dorset Councillor Cllr David Shortell  
6 members of public

**APOLOGIES:** Cllr K Wilkes

**21/094 DECLARATIONS OF INTEREST**

Cllr S Linford declared an interest in application 3/21/0700/HOU, therefore left the room whilst members discussed and voted.

**21/095 PUBLIC DISCUSSION PERIOD**

In regard to the Item under correspondence, the resident of 9 Beechwood Road asked the Council various questions regarding the reasons for their objection (which members had already received via email three days before the meeting), which was made at the 17<sup>th</sup> June Planning Consultative Committee meeting, against application 3/21/0467/HOU.

Chairman Cllr R Burke summarised that all councillors are subject to impartiality protocol, so any member with a declaration of interest, do exclude themselves from commenting and voting. Also, the length of time a resident has lived in West Moors, in no way affects the outcome of an application that WMTC Planning Committee might comment on.

All councillors visit the proposed sites listed on the agenda and view them on the DC planning portal but ordinarily, do not enter the property, so rely on the plans for the size and position of the proposed building and windows.

Councillors are all united in one thing – the future of West Moors. Judgement is made on the merit of the application.

The Chair and Cllr Mrs P Yeo reiterated that West Moors Town Council do not have the final say, Dorset Council, East planning area do.

The Chair finally pointed out that members of the current Planning Committee were not all the same members who approved an application back in 2014 on Beechwood Road. So, no comments could be made regarding this.

Flooding concerns in Beechwood Road have now increased, and WMTC are anxious to protect all residents new and old.

It was advised that if there are any additional queries or complaints wish to be made, reference the decision made by WMTC Planning Consultative committee, then the official complaints procedure found on the website, should be followed.

In regard to application 3/21/0792/HOU yet to be considered, residents of neighbouring properties to No 5 Pinehurst Road expressed their concerns about the size and proximity to their properties.

Concerns from one neighbour included the loss of privacy, as their garden would be overlooked, and their private seating area would no longer be so.

Another explained how the proposed bi-fold doors on the proposed terrace would be immediately on the other side of their fence, raising noise issue concerns.

**21/096 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.

**3/21/0792/HOU 5 Pinehurst Road**

Proposed 2 storey rear/side extension.

*Objection – Members felt that the proposed development appeared to breach the 45degree code that Dorset Planning consider as a material consideration. For example, the overshadowing and obstruction caused by the proposed large extension so close to the boundaries. As the National Planning Policy stipulates should be a consideration, screening and potential loss of privacy and the possible reduction of amenity need to be taken into account, as it over dominates its neighbouring properties.*

*After two Planning Consultative Committee members, who visited the neighbouring properties that may be adversely affected by this application, reported on their findings, it was agreed that the proposed plans make the development appear smaller than it is in reality, which is actually imposing and out of keeping with the area.*

*Voting: 7 for, 1 abstention*

**3/21/0700/HOU 95 Heathfield Road**

Raise roof to provide first floor habitable accommodation. Front & rear first floor dormers. Single storey rear extension.

*No objection.*

**3/21/0774/HOU 54 Pennington Road**

Single storey rear extension, demolish existing conservatory.

*No objection.*

**3/21/0870/HOU 69 Heathfield Road**

New side extension with pitched roof over to accommodate additional bedrooms and shower room, and separate rear extension to replace former conservatory, with continuation of main pitched roof over, to accommodate new dining area.

*No objection.*

**For information purposes only:**

**3/21/0891/CLP 87 Pinehurst Road- comments closed on the portal**

Single storey, flat roof rear extension

**3/21/1000/CLP 59 Sarum Avenue - comments closed on the portal**

4m rear single storey extension to main house. single storey workshop building

**3/21/1323/PNH 26 Compton Crescent - comments open till 8<sup>th</sup> August**

Single storey rear extension to measure 4.05m in length, with a maximum height of 3.72m and a height to eaves of 2.25m.

**21/097 NOTIFICATION OF DECISIONS FROM DORSET COUNCIL****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)

**WMTC Comments.**

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.

**Dorset Council Decision**

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

of front boundary treatment. The proposed alterations to the roof; by reasons of a combination of an inelegant, 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 within the Special Character Area. The proposal is contrary to adopted Policy HE2 of the adopted Local Plan and the guidance in Supplementary Planning Guidance no. 27 and 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, should be refused.

**3/21/0681/HOU 29 Weavers Close**

Convert integral garage to accommodation - replace garage door with brick work and window

**WMTC Comments.**

No objection

**Dorset Council Decision**

Permitted.

**21/098 NOTIFICATION OF PLANNING APPEALS**

Appeal Reference: APP/D1265/W/21/3268073 for 30 Moorlands Road

Application Reference 3/20/0820/FUL

Reply date for written representations: 23 August 2021.

Members felt they needed to review all applications against 30 Moorlands before making a decision on the written representations. Within a previous objection for 30 Moorlands Road, members noted that the hours of business were unknown, therefore, the level of noise and traffic during certain parts of the day, were undetermined. This is no longer the case so the Assistant to the Clerk to investigate further and update members.

**21/099 NOTIFICATION OF TREE MATTERS**

**Tree Preservation Orders:**

New TPO WM/190 Land of 7 Glenwood Way, front of property next to boundary on left hand side.

**Tree Work**

7 Blackfield lane

**Consent to:**

1 X Scots Pine: Crown thin up to a maximum of 10%. Deadwood.

22 Moorlands Road

**Consent to:**

1 X English Oak: Reduce upper canopy overhanging property back by 2m from the tips inwards. Reduce all branches to ensure clearance from the fabric of building of no less than 2m. Deadwood.

21 Weavers Close

**Consent to:**

1 X Silver Birch: Remove epicormic growth from the crown. Deadwood. Selective branch reduction to clear the building by up to 2m. Remove lower branches to provide a height clearance above ground level of 4m  
1 X Judas Tree: Fell to ground level.  
1 X Silver Birch: Fell to ground level.

6 Mary lane

**Consent to:**

1 X Scots Pine: Reduce branch lengths by approximately 2-3 metres on the South West side overhanging the dwelling.

**21/100 CORRESPONDENCE**

1. Email from resident of 9 Beechwood Road, ref 3/21/0467/HOU, regarding his dissatisfaction with West Moors Town Council's reasons for objection to his proposed development.

The Chairman declared the meeting closed at 19.45hrs

The next meeting of the Planning Consultative committee is scheduled for the 2<sup>nd</sup> September, 2021

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