

WEST MOORS TOWN COUNCIL

MINUTES of the **PLANNING CONSULTATIVE COMMITTEE** held on
Thursday 2nd September 2021 in St. Anthony's Church Hall, Pinehurst Road 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 K Wilkes
Cllr A Willats	Cllr Mrs P Yeo	

OTHERS PRESENT: Mrs Amie Fawcett (Assistant to the Clerk)
 Mrs Judi Weedon (Clerk to the Council)
 Cllr Carol Holmes

APOLOGIES: None

21/113 DECLARATIONS OF INTEREST
 None.

21/114 PUBLIC DISCUSSION PERIOD
 No public present

21/115 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.

[3/21/1047/HOU - 66 Glenwood Way](#)

Ground floor extension, creating a new dining area and office with two new letterbox windows and a roof lantern. To extend the front of the property to match existing column and create a bigger window. Front door to be moved forward
No objection

21/116 NOTIFICATION OF DECISIONS FROM DORSET COUNCIL

3/20/1914/HOU - 30 Heatherdown Road

Single storey rear extension. Garage conversion to form single storey utility/wc (attached to rear extension) & associated alterations.

WMTC Comments

No objection.

Dorset Council Decision

Permitted.

3/20/1993/HOU - 7 Southern Avenue

Convert existing garage into annexe, connected to dwelling. New dormers to existing loft conversion with internal alterations. Demolish existing concrete panel garage and erect a new brick garage.

WMTC Comments

Objection - loss of privacy with the overlooking

Dorset Council Decision

Permitted.

3/20/2215/HOU - 23 Heathfield Way

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

WMTC Comments.

No objection

Dorset Council Decision

Permitted.

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.

WMTC Comments.

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.

Dorset Council Decision

Refused - The proposed plot division and erection of a single storey bungalow does not respect the existing pattern of development or rhythm and spacing of surrounding properties, particularly the parent property of No 6 which is especially noticeable in the street scene as it is larger and wider than other dwellings in the vicinity. By virtue of this, No 6 commands a more spacious setting, which would be compromised by the introduction of this contrived development and would result in harm to the Glenwood/Moorland Road Special Character Area. The proposal will also result in a loss of boundary hedging which is significant in the street scene and a key feature of the Special Character Area. The proposal is therefore contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 (Core Strategy) which states that development in Special Character Areas must respect the identified features and characteristics. The proposal also fails to accord with the Design Criteria contained in Glenmoor/Moorland Road- SPG 27 - Special Character Area Guidance - East Dorset District Council 2005 and section 12 of the NPPF (amended July 2021).

3/21/1323/PNHH - 26 Compton Crescent

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.

Dorset Council Decision

Prior Approval 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). For the following reason(s):

1. The proposal fails under (k)(iv) as the extension involves alterations to the roof of the original dwelling house (where the proposals tie into the existing roof) which would need to be assessed under different class of the (General Permitted Development) (England) Order 2015 (as amended).

3/21/0891/CLP 87 Pinehurst Road

Single storey, flat roof rear extension

Dorset Council Decision

Lawful

21/117 NOTIFICATION OF PLANNING APPEALS

None reported

21/118 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

20 Moorside Road

Refuse to:

4 X Western Red Cedar – Fell to ground level

Ferndown Forest Golf Club

Refuse to:

2 X Oak – Fell to ground level

37 Moorside Road

Consent to:

1 X Silver Birch – Fell

21/119 CORRESPONDENCE

Members discussed an email they received from the Clerk dated 24th August, 2021 relating to planning application number 3/21/0467/HOU. Members then reconsidered the planning application and inspected the plans. After discussion members agreed that they did not wish to make any changes to the comments already submitted for the application.

The Chairman declared the meeting closed at 19.21hrs

The next meeting of the Planning Consultative committee is scheduled for the 23rd September, 2021

SIGNED DATE
CHAIR OF PLANNING CONSULTATIVE COMMITTEE