

WEST MOORS TOWN COUNCIL

MINUTES of the **PLANNING CONSULTATIVE COMMITTEE** held on
Thursday 3rd March 2022 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 Mrs P Yeo		

OTHERS PRESENT: Mrs Amie Fawcett (Assistant to the Clerk)
4 Members of public

APOLOGIES: Cllr A Willats

21/301 DECLARATIONS OF INTEREST
None

21/302 PUBLIC DISCUSSION PERIOD

Residents of Abbey Road were in attendance ref application P/FUL/2021/05574 7 Abbey Road, which West Moors Town Council discussed at the 3rd February Planning Consultative meeting.

A spokesperson for all 4 residents present, expressed their disappointment that the Town Council did not object to the application and reiterated their own reasons for objection; concerns of the one storey chalet bungalow being out of character with the rest of the bungalows on the street and the positioning and proximity of the windows on the proposed first floor invading the privacy of its neighbouring property.

The delay in the Site Notice being posted for neighbours to comment, accentuated the resident's lack of confidence in the planning system at local and County level.

21/303 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.

[3/21/1404/HOU 14 Firs Glen](#)

Side and rear extension (within in the parameters of permitted development) with a removal of existing timber structure / roof to a brick and insulated roof

No objection

[P/HOU/2021/05196 32 Riverside Road](#)

Extension at first floor level

No objection

[P/HOU/2022/00932 5 Riverside Road](#)

Erect two storey side extension, single storey rear extension and new boundary wall.

No objection

21/304 NOTIFICATION OF DECISIONS FROM DORSET COUNCIL

[3/21/0467/HOU 9 Beechwood 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.

WMTC Comments

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.

Dorset Council Decision

Permitted

3/21/0792/HOU 5 Pinehurst Road

Proposed 2 storey rear/side extension

WMTC Comments

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 Committee members, who visited the neighbouring properties, 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.

Dorset Council Decision

Refused - The proposed extension; by reasons of its excessive scale, bulk, hipped roof form and siting would result in a disturbance of the rhythm of the built form in the street scene and would represent 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 Christchurch and East Dorset Local Plan Part 1: Core Strategy and the guidance in the National Design Guide in that it would be incompatible with its surroundings in respect of its visual impact, relationship to nearby properties, scale, and bulk. The proposal is also contrary to Paragraph 130 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 134, should be refused. 2. The substantial increase in depth, height and massing of the application dwelling on its north-western side would result in a visually incongruous building that would be overbearing to the occupants of the neighbouring property at 2 Moorside Road and result in an oppressive and overbearing outlook to this property. Consequently, the proposal is contrary to Policy HE2 of Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014), as it would not be compatible with its surroundings in respect of its relationship with neighbouring dwellings.

3/21/1328/HOU 91 Pinehurst Road

Dropped kerb and permeable driveway

WMTC Comments

No objection

Dorset Council Decision

Permitted

3/21/1495/HOU 1 Woodside Road

To allow for a window in the proposed dormer construction on the east elevation to meet ventilation and means of escape requirements of the building regulations and be clear glazed.

WMTC Comments

Objection- members feel that the use of clear glass will lead to direct overlooking of the private amenity space of the adjacent property, No 3 Woodside Road.

The proposed dormer windows appear out of character and do not respect the existing street scene.

Dorset Council Decision

Permitted

P/VOC/2021/05043 18 Uplands Road

Variation of Condition 2 to 3/19/2458/FUL: Alterations & Extensions to existing bungalow and erect new dwelling, new access. (Revised Scheme)

WMTC Comments

No objection

Dorset Council Decision

Permitted

P/HOU/2022/00352 56 Ashurst Road

Raise flat roof, elevation changes.

WMTC Comments

No objection

Dorset Council Decision

Permitted

P/PALH/2022/00521 8 Highfield Road

Erect a single storey rear and side extension to measure 6.02m in length, with a maximum height of 3.17m and height to eaves of 2.97m with flat roof and roof lantern

Dorset Council Decision

Prior Approval not required

21/305 NOTIFICATION OF PLANNING APPEALS

As reported at the December Planning meeting (minute 21/225), an Enforcement Notice was served at Nuts landing 1 and 2 Newmans Lane : “Without planning permission, the material change of use of open land for permanent residential purposes (human habitation), including stationing of a static caravan together with decking, hard surfacing for parking of vehicles, and a garden with domestic paraphernalia.

An Appeal has been made against this enforcement, and members are asked if they have any comments they wish to make which will be sent to the Planning Inspectorate. The comment deadline is 15 March 2022.

21/306 NOTIFICATION OF TREE MATTERS

Tree Preservation Orders:

None reported

Tree Work

15 The Avenue

Consent/Refuse to:

1 X Oak: Crown reduce by up to 3 meters to suitable growth points focusing on the lateral spread over the garden of 13 The Avenue.

21/307 CORRESPONDENCE

None reported

The Chairman declared the meeting closed at 19.21 hrs

The next meeting of the Planning Consultative committee is scheduled for the 24th March, 2022

SIGNED DATE
CHAIR OF PLANNING CONSULTATIVE COMMITTEE