

## WEST MOORS TOWN COUNCIL

**MINUTES** of the **PLANNING CONSULTATIVE COMMITTEE** held on  
**Thursday 22<sup>nd</sup> February, 2024** in the Council Chamber, Pavilion, Fryer Field, at 7.00pm

**PRESENT:** Cllr Mrs N Senior – Chair  
Cllr Mrs R Burke                      Cllr D Green                      Cllr M Hawkes  
Cllr J Randall                      Cllr T Salt                      Cllr C Way

**OTHERS PRESENT:** Mrs Amie Fawcett (Assistant to the Clerk)  
1 member of public

**APOLOGIES:** Cllr K Wilkes                      Cllr Mrs P Yeo

### **23/292 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.

#### [P/FUL/2024/00518 West Moors Memorial Hall](#)

Removal of part of existing building and porch. Replace existing porch and cladding walls at front of property.  
*No objection*

#### **Information Purposes only:**

#### [P/NMA/2024/00285 43 Moorlands Road](#)

Nonmaterial amendment to approved application P/HOU/2021/04533 (Erect single storey and two storey rear extensions. Erect double garage and garden room) to remove garage block element, retain existing garage, remove first floor elements and alter ground floor extension shape and fenestration

**Dorset Council: Refused** - The proposed single storey extension is materially different in form and design compared to the two storey extension that was previously granted planning permission.

### **23/293 NOTIFICATION OF DECISIONS FROM DORSET COUNCIL**

None reported.

### **23/294 NOTIFICATION OF PLANNING APPEALS**

#### [APP/D1265/D/24/3336565 – 91 Pinehurst Road - P/HOU/2023/04445](#)

Erect a detached two bay carport.

**WMTC:Objection-** *The overall height and visual appearance to pedestrians, road users and neighbouring properties, is not in keeping with the character nor size of the setting, resulting in it being contrary to Policy HE2 -go to committee please*

**Dorset Council: Refuse-** The proposed detached car port 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 the 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 due to its location that fails to take the opportunity to improve the character and quality of the area.

**23/295 NOTIFICATION OF TREE MATTERS****Tree Preservation Orders:**

None reported.

**Tree Work**

184 Pinehurst Park

**Request to:**

1 X Alder and 1 x Oak: Fell

**23/296 CORRESPONDENCE**

Blackfield Farm:

This is currently at the stage of the Scheme of Delegation and responses are due to be sent to the Head of Services (HOS) for final Review, by Thursday 22<sup>nd</sup> February. Upon the HOS decision, it will either be delegated to officer or Committee. The next committee hearing date is 13<sup>th</sup> March and notification of this would be sent out a minimum of a week before.

Following discussion with the 'Blackfield Farm Residents Group', The Clerk is arranging for Origin Transport Consultants Ltd, to speak for 3 minutes at the Committee Hearing, should one take place, as agreed in Council Minute no 23/128 (contribute up to £2,000 for consultants to attend the Dorset Council Planning committee in support of the Councils objections)

The Chairman declared the meeting closed at 19.06hrs

The next meeting of the Planning Consultative committee is scheduled for the 14<sup>th</sup> March, 2024

SIGNED ..... DATE .....

CHAIR OF PLANNING CONSULTATIVE COMMITTEE