

WEST MOORS PARISH COUNCIL

MINUTES of the **PLANNING CONSULTATIVE COMMITTEE** held on **Thursday 1st February 2018** in the Council Chamber, Pavilion, Fryer Field, West Moors at 7.00pm

PRESENT: Cllr J Bartley - Chairman
Cllr Mrs J Lovegrove – Vice Chairman Cllr P Holden
Cllr J Lewis Cllr R Smith Cllr Mrs P Yeo

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

APOLOGIES: Cllr Ms S Zyga

17/340 DECLARATIONS OF INTEREST

None

17/341 PUBLIC DISCUSSION PERIOD

None

17/342 TO CONSIDER PLANNING APPLICATIONS

Copies of the following applications were received, and it was agreed that observations, as stated, should be submitted to the District Council:

Voting was unanimous unless stated otherwise

[3/17/3567/HOU 3 Edgemoor Road](#)

Front single storey extension

No objection

[3/18/0026/HOU 49 Heathfield Road](#)

Side extension

Objection – The proposal appears overdeveloped with a severe impact on the utility area of the plot. There is a concern of incompatible and inadequate use of this extension.

It would appear that bedroom 2 and 3 need further investigation as they do not seem to conform to the basic requirements. Also it is not in keeping with the street scene.

[3/18/0036/HOU - 181 Uplands Road](#)

Re-new and extend existing front porch (over 3m squared)

No objection

[3/18/0108/FUL - The Village Medical Practice, 164 Station Road](#)

Replace existing windows with new and remove existing redundant doorways

Support

[3/18/0111/HOU 2 Southern Ave](#)

Hip to gable conversion with new dormers and gables to the front and rear elevations

No objection

[3/18/0168/HOU 3 Riverside Road](#)

Single storey rear extension

No objection

17/343 NOTIFICATION OF DECISIONS FROM EAST DORSET DISTRICT COUNCIL**3/17/0901/HOU – 15 Woolslope Road**

Single storey side extension (fronting public highway, rear to property)- Amended drawing received to reduce size of footprint

WMPC Comments

No objection

EDDC Decision

Permitted

3/17/2791/HOU – 161 Uplands Road

Single storey rear and side extension

WMPC Comments

No objection

EDDC Decision

Permitted

3/17/2884/HOU – 8 Sarum Avenue

Single storey side and rear extensions

WMPC Comments

No objection

EDDC Decision

Permitted

3/17/3222/HOU – Hanbury House, 34 Moorlands Road

Retrospective front boundary treatment

WMPC Comments

Objection - This is located in a special character area and the proposed fence is not in keeping with the street scene and contrary to the special character area. Application to go to committee if is at variance to officer's recommendation

EDDC Decision

Refused - Frontages within the Moorlands Road Special Character Area tend to be evergreen and often above eye-level in height, sometimes supplemented by low brick walling or low fencing. The removal of planting and erection of a fence along the roadside boundary, notably' height, appears visually obtrusive and out of keeping with locality leading to the piecemeal erosion of a key attribute of the Special Character Area. The proposal fails to meet Policy HE2 of the Christchurch and East Dorset Core Strategy, guidance contained with SPG27 (Special Character Areas), and guidance within the NPPF Section 7 as the development does not recognise the local distinctiveness and fails to take the opportunities available for improving the character and quality of an area and the way it functions.

3/17/3300/COU – 40 Pinehurst Road

Temporary change of use to operate pet grooming business from pet grooming van parked on driveway.

WMPC Comments

Objection - concerns regarding animal welfare close to a busy main road. This is wholly residential area not a business area. The proposed business may cause detriment to the neighbouring properties.

EDDC Decision

Permitted - This permission shall expire on 24th January 2023 by which date the grooming van should discontinue operating from the premises forecourt and the site shall revert to solely residential use.

Reason: To reserve to the Local Planning Authority control over the long-term use.

No dog grooming appointments shall take place on the site outside of the hours of 9:00-18:00 Monday to Friday and 9:30-16:30 on Saturdays. For the avoidance of doubt no dog grooming appointments shall take place on Bank Holidays or Sundays.

Reason: To avoid harm to neighbouring amenity and to protect the residential Character of the site.

The number of dogs/cats groomed at the site should not exceed 3 per day and no more than 2 dog/cat shall be kept within the grooming van at any one time. An up-to-date register of appointments shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

Reason: To avoid harm to neighbouring amenity and to protect the residential character of the site.

3/17/3312/CLP – 3 Riverside Road

Single storey rear extension.

EDDC Decision

Refusal of certificate of lawfulness - The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A(j)(iii) of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, as the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house and would have a width greater than half the width of the original dwelling house.

17/344 NOTIFICATION OF PLANNING APPEALS

APP/U1240/W/17/3180559

3/17/0988/FUL – 12 Uplands Close

Side extension above existing part of house to create additional accommodation with the separate porch – to create a separate dwelling house

Planning Inspectorate:

Dismissed

APP/U1240/W/17/3177642

3/17/0283/FUL – 27 Glenwood Road

Demolition of existing dwelling house and construction of two chalet bungalows (Revised scheme following refusal of 3/16/0986). As amended by revised plans submitted 05 April 2017.

Planning Inspectorate:

Allowed.

17/345 NOTIFICATION OF TREE MATTERS

Tree Preservation Orders:

None reported

Tree Work

10 Compton Crescent

Consent to:

1 X Oak: Reduce branches growing towards house by 2m; crown thin epicormic growth throughout canopy by 20%; remove lowest right branch growing over separate garden area.

1 Arnold Road

Consent to:

1 X Turkey Oak-Deadwood (25mm In diameter): remove 2-3 hanging branches
1 X Sycamore: Reduce the lowest limb growing towards the property by 1.5m
1 X Pine: Remove the lowest branch over the Laurel hedge growing towards

1 Arnold Road..

The Cypress.

Refuse to:

1 X Twin Silver Birch:

Reduce and reshape by 2-3m, ensuring
A minimum of 2m property clearance.

Knightstone Grove,
Moorlands Road

Consent to:

1 X Holly, 2 X Birch, 2 X Sycamore

1 X Ash: Fell to as close to ground level
as practical

Refuse to:

1 X Birch: Fell the leaning stem back to
Origin.

17/346 CORRESPONDENCE.

None Reported

The Chairman declared the meeting closed at 7.45pm

The next meeting of the Planning Consultative committee is scheduled for the 1st March 2018.

SIGNED DATE
CHAIRMAN OF PLANNING CONSULTATIVE COMMITTEE