

**WEST MOORS PARISH COUNCIL**

**MINUTES** of the **PLANNING CONSULTATIVE COMMITTEE** held on **Thursday 4<sup>th</sup> October, 2018** in the Council Chamber, Pavilion, Fryer Field, West Moors at 7.00pm

**PRESENT:** Cllr Mrs Penny Yeo  
Cllr Mrs J Lovegrove Cllr P Holden  
Cllr R Smith Cllr K Wilkes

**OTHERS PRESENT:** Mrs Amie Fawcett (Assistant to the Clerk)  
Cllr M Hawkes  
3 members of the public

**APOLOGIES:** Cllr C Octon Cllr Mrs J Octon Cllr S Zyga

**18/168 DECLARATIONS OF INTEREST**  
None

**18/169 PUBLIC DISCUSSION PERIOD**

Applicants of 129 Pinehurst Road and their Planning Design Consultant explained to the committee the rationale of their design and the background of the existing property. The primary reason for demolishing and replacing is that it is simply not cost effective to improve the existing dwelling to meet thermal requirements and is not fit for modern purposes. The proposed design hopes to keep the current character and ethos of West Moors whilst maintaining the mass of the current build.

**18/170 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

**[3/18/1788/HOU 19 Moorside Road](#)**

Alterations and single storey extension to chalet bungalow, new roof and first floor accommodation; and extend the detached garage  
*No objection*

**[3/18/2094/FUL 129 Pinehurst Road](#)**

Demolish the existing dwelling and erection of replacement dwelling and double garage  
*No objection*

**[3/18/2213/HOU 52 Glenwood Road](#)**

Retention of front wall with 4 x 1.8m and 2 x 1.5m piers. Construction of two timber sliding gates and wood slats between the piers with maximum height of 1.4m (Amended scheme after refusal of planning application 3/17/2401/HOU)  
*No objection*

**18/171 NOTIFICATION OF DECISIONS FROM EAST DORSET DISTRICT COUNCIL****[3/17/2790/HOU – 20 Moorlands Road](#)**

Single storey side and rear extension (with rear raised patio/decking area)

**WMPC Comments**

No objection

**EDDC Decision**

Permitted

**3/18/0104/FUL – Long Meadow Newmans Lane**

Construction of stable block and extend vehicular access

**WMPC Comments**

Support

**EDDC Decision**

Refused - The proposed stable building by virtue of its size and scale is considered to be inappropriate development within the Green Belt, for which no very special circumstances have been put forward. The proposed development does not comply with Policy KS3, and is considered inappropriate with harmful impacts to openness, under paragraph 143, 144 and 145 of the NPPF

**3/18/1438/FUL – 189 Uplands Road**

Sever land to form building plot for bungalow with parking. (Demolish garage)

**WMPC Comments**

Objection - Overdeveloped and proximity between two properties too close

**EDDC Decision**

Permitted

**3/18/1642/FUL – Sturts Farm, Three Cross Road**

Two new linked residential buildings to provide accommodation with communal meeting and admin space

**WMPC Comments**

Support

**EDDC Decision**

Permitted

**3/18/1777/HOU – 2 Forest Road**

Replacement single storey front extension

**WMPC Comments**

No objection

**EDDC Decision**

Permitted

**3/18/1784/HOU – 52 Woolslope Road**

Garage conversion with insertion of window into former door opening

**WMPC Comments**

No objection

**EDDC Decision**

Permitted

**3/18/1804/FUL – 9 The Avenue**

Rebuild dwelling and garage following fire

**WMPC Comments**

No objection - however members would like to request one condition that the west elevation en-suite window be made of obscure glass and be a fan light window only

**EDDC Decision**

Permitted

**3/18/1895/FUL – 62 Uplands Road**

Single storey rear extension

**WMPC Comments**

No objection

**EDDC Decision**

Permitted

**3/18/1915/CLP – 33 Priory Road**

Single storey rear extension

**EDDC Decision**

Refusal of Certificate of Lawful Use of Development

**3/18/1916/HOU – 81 Glenwood Road**

Form 2 gable ends to existing hip ends, form 2 new dormers to match existing, at the front of property. Enlarge rear dormer and form new dormer to match. Remove wainey edge wood cladding and replace with composite woodgrain effect and on dormer cheeks

**WMPC Comments**

No objection

**EDDC Decision**

Permitted

**3/18/1963/CLP – 24 Heatherdown Road**

Single storey rear extension

**EDDC Decision**

Refusal of Certificate of Lawful Use of Development

**3/18/2034/HOU – 118 Pinehurst Road**

2 storey side extension and a single storey rear extension

**WMPC Comments**

No objection

**EDDC Decision**

Refused - The proposed alterations to form a rear wing to the eastern side of the property, namely the height, mass and scale, in relation the neighbouring property 120 Pinehurst Road, will result in a development that will appear oppressive and overbearing and lead to loss of amenity to residents of the adjoining property. Furthermore the proposal will lead to a loss of indirect light to windows to the side rear of this property and its private amenity space to the immediate rear of the property; this again detrimental to the amenity. The proposal fails to meet the requirements of Policy HE2 in the Christchurch and East Dorset Local Plan Part 1 - Core Strategy adopted 28th April, 2014; and, the criteria laid out in the National Planning Policy Framework (NPPF) March 2018: which in general promotes high quality sustainable design, especially Section 12 Achieving well-designed places, where paragraph 130 specifically advises that 'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions

**3/18/2055/HOU – 3 Riverside Road**

Single storey rear extension

**WMPC Comments**

No objection

**EDDC Decision**

Permitted

**18/172 NOTIFICATION OF PLANNING APPEALS**

None reported

**18/173 NOTIFICATION OF TREE MATTERS****Tree Preservation Orders:**

None reported.

**Tree Work**

31 Moorside Road	REFUSE: 1 X Common Beech : To reduce lateral limbs overhanging the neighbour's garden by 2m
2A Oakhurst Road	REFUSE: 1 X Scots Pine: To Fell CONSENT: 1 X Scots Pine: Reduce all over extended primary lateral branches back by no more than 1.5m; remove all deadwood and truncated branches. 1 X Scots Pine to have lowest primary branch reduced back by 1m; remove deadwood and truncated branch.
6 Highfield Road	CONSENT: 1 X Robinia Pseudoacacia: To fell
3 Woodside Road	CONSENT: 1 X Hornbeam: To remove large limb close to wire over road 1 X Hornbeam: Remove secondary branches to create 1m separate between wire and foliage on 1 X Hornbeam
31 and 33 Moorside Road	CONSENT: 1 X Beech: Prune back canopy on first major lateral branch by 1.5m from tip of branch (overhanging 31 Moorside Road). Remove lateral branch above first major branch (second lateral branch). Prune canopy from tip of third lateral branch by 0.5m 1 X Oak: Crown thin by 20%
17 Glenwood Road	CONSENT: 1 X Beech: Fell to ground level 1 X Douglas Fir: Crown lifting to provide clearance above ground level of 6m; remove large limb growing toward the property.

**18/174 CORRESPONDENCE.**

1. 'Land South' of Old Barn Farm Road has been designated a new commercial address of 'Unit 92' on Woolsbridge Industrial Estate, Three Legged Cross, Wimborne, BH21 6SP
2. Two new caravans at Pinehurst Park are now known as:- 129A and 129B
3. There is a new dwelling at 14 Oakhurst Lane called **14A** Oakhurst Lane, West Moors, Ferndown, BH22 0DT

The Chairman declared the meeting closed at 7.34pm

The next meeting of the Planning Consultative committee is scheduled for the 1<sup>st</sup> November 2018

SIGNED ..... DATE .....  
CHAIRMAN OF PLANNING CONSULTATIVE COMMITTEE