

WEST MOORS PARISH COUNCIL

MINUTES of the **PLANNING CONSULTATIVE COMMITTEE** held on **Thursday 1st April 2010** in the Council Chamber, Pavilion, Fryer Field, West Moors at 7.30pm

PRESENT: Cllr Ms S Edwards –Chairperson
Cllr Mrs A Peskett Cllr Mrs J Ware Cllr Mrs P Yeo
Cllr Ms S Zyga

APOLOGIES: Cllr Miss J Church Cllr R Long

ABSENT WITHOUT APOLOGIES: Cllr Mrs M Hall

OTHERS PRESENT: Ms J Weedon - Clerk

09/392 QUESTIONS FROM MEMBERS OF THE PUBLIC

None

09/393 DECLARATIONS OF INTEREST

None

09/394 TO CONSIDER PLANNING APPLICATIONS

The observations on the planning applications discussed at the meeting are set out in the attached list (schedule 847) on page 664

09/395 NOTIFICATION OF DECISIONS FROM EAST DORSET DISTRICT COUNCIL

See attached list (schedule 848) on page 664 - 666

09/396 PLANNING APPEALS

03/09/0794/HOU

APP/U1240/D/10/2124792

18 Firs Glen Road

Two storey side and rear extension, raise roof to provide living accommodation and erect detached double garage

The appeal will be determined on the basis of written representations.

The Parish Council did not have objections to this development, it was turned down by EDDC on the grounds stated 'Refuse Consent - The site is within the Glenwood Road/Moorlands Road Special Character Area. The development does not reflect the rhythm and spacing of surrounding properties and the existing pattern of development.

The scale and massing of the proposals result in a development that is overtly large and out of character with the neighbouring dwellings. Furthermore the proposal would adversely affect the spatial relationships with neighbouring dwellings and erode the feeling of space and quality of landscape within the Special Character Area'

09/397 TREE MATTERS

a) Tree Preservation Orders:

None

b) Tree Work

17 Queens Close

Consent to English Oak (T1) to reduce defective branch upper canopy by 2m, reduce the higher crown by 2m, crown thin by 15%.

09/398 CORRESPONDENCE

a) EDDC - Planning Application Validation Checklist Consultation.

The Chairman declared the meeting closed at 7.50pm.

SIGNED DATE
CHAIRMAN OF PLANNING CONSULTATIVE COMMITTEE

Schedule 847

PLANNING APPLICATIONS

Resolved that the following

3/10/0056/HOU

21 Braeside Road

Extend at ground and first floor, with additional accommodation at first floor within extended roofspace

No Objection

3/10/0252/HOU

38 Priory Road

Rear Conservatory

No Objection

3/10/0019/HOU

10 Heathfield Road

Internal Alterations, Convert Existing Integral garage to living accommodation with replacement detached garage, single storey extension to side of bungalow and new driveway

No Objection

EDDC Decisions reported at meeting (Schedule 848)

3/09/1030/HOU

145 Pinehurst Road

Proposed single storey side extension with integral garage, two storey rear extension and extended front porch, raise roof to create 2nd floor accommodation to include roof lights

West Moors Parish Council Comments

No Objection

EDDC Decision

Permitted

3/09/1127/HOU

21 Moorlands Road

Extension of existing single garage to form double garage

West Moors Parish Council Comments

No Objection

EDDC Decision

Permitted

3/09/1145/HOU**8 Riverside Road**

Raise roof to create residential accommodation to include dormer windows

West Moors Parish Council Comments

No Objection

EDDC Decision

Refuse consent – The development does not reflect the rhythm and spacing of surrounding properties and the existing pattern of development. The scale and massing of the proposals result in a development that is overtly larger and out of character with neighbouring dwellings.

3/09/1146/HOU**29 Firs Glen Road**

Erect 2 (semi-detached) dwellings. Demolish Existing bungalow

West Moors Parish Council Comments

No Objection

EDDC Decision

Permitted

3/09/1149/FUL**MX World, 613A Ringwood Road**

Removal of condition 3 on planning permission 3/07/1599 to allow for the sale of four wheeled vehicles

West Moors Parish Council Comments

Object - Unsuitability of site. Unacceptable disturbance through increased traffic. Safety issues with vehicles on site in respect of Priory Road and the A31.

EDDC Decision

Refuse Consent - The visual impact resulting from the proposed use of the forecourt would be detrimental to the appearance of this corner of Priory Road, which is entirely residential. The limited space available on the forecourt for the proposed use would be likely to lead vehicles associated with the business being parked in Priory Road. Such parking would present a distraction to users of the trunk road and compromise highway safety.

3/10/0041/HOU**119 Uplands Road**

Single storey extension to side of dwelling

West Moors Parish Council Comments

No Objection

EDDC Decision

Permitted

3/10/0046/HOU**Byways, 40 Highfield Road**

Two storey and single storey rear extensions

West Moors Parish Council Comments

No Objection

EDDC Decision

Permitted

3/10/0073/HOU**2 Weavers Close**

Extend at ground and first floor

West Moors Parish Council Comments

No Objection

EDDC Decision

Permitted

3/10/0078/HOU

24 Highfield Road

Convert existing garage and raise roof to form additional accommodation at First floor within extended roofspace

West Moors Parish Council Comments

Object - object on the grounds that the proposed development will be overbearing. The size, mass and bulk of the proposed development in relation to the plot width. The extended depth of the development is not mentioned in the application. It is requested that the fact that the development is sited in the Special Character area be taken into account.

EDDC Decision

Refuse consent - The construction of the box dormer along the length of the front roof slope appears unsympathetic and inappropriate in terms of its architectural style, scale and bulk both in itself and in relation to the dwelling and special character area. The proposed scale, bulk and height of the proposal, will appear overbearing in relation to 26 Highfield road causing loss of amenity to the residents.

3/10/0066/HOU

74 Glenwood Road

Side and front extension and raise roof to provide first floor accommodation

West Moors Parish Council Comments

Object - Previous planning application 3/08/0614 was refused by EDDC and there appears to be very little difference in this new application

EDDC Decision

Permitted - the four windows in the rear dormer shall be glazed with obscure glass and shall be either a fixed light or hung in such a way to prevent the effect of the obscure glazing being negated by reason of overlooking.