

WEST MOORS PARISH COUNCIL

MINUTES of the **PLANNING CONSULTATIVE MEETING** held on Thursday 17th July 2008
in the Council Chamber, Pavilion, Fryer Field, West Moors at 7.30pm

PRESENT: Cllr. K. Warren - Chairman
Cllr. J Bartley Cllr. M. Shine Cllr. S Walker

APOLOGIES: Miss J Church Cllr A Clarke Cllr. B Wye Cllr Ms S Zyga

OTHERS PRESENT: Mrs P. Holloway (Assistant Clerk)

08/132 QUESTIONS FROM MEMBERS OF THE PUBLIC

None

08/133 DECLARATIONS OF INTEREST

None

08/134 TO CONSIDER PLANNING APPLICATIONS

The observations on the planning applications discussed at the meeting are set out in the attached list (schedule 807) on pages 314 - 315

08/135 NOTIFICATION OF DECISIONS OF EAST DORSET DISTRICT COUNCIL

See attached list (schedule 808) on pages 315 -317

08/136 NOTIFICATION OF PLANNING APPEALS

None

08/137 TREE MATTERS

Tree work

- | | |
|----------------------------|--|
| a) 42 Moorlands Rd | Grant consent on Oak (T1) to
i) Crown lift to 5.5m above ground level
ii) Crown clean |
| b) 161 Pinehurst Rd | Grant consent to
Crown lift Douglas Fir (T1) and (T2) to 5.2m
above ground level over the highway |
| c) 13 Abbey Rd | Grant consent for Scots Pine (T3)
Reduce the three lowest lateral branches
Overhanging the applicants garden by 2m only
Ensure pruning back to a live pruning wound
Refuse consent to fell Scots Pine (T3) |
| d) 4 Monks Close | Grant consent for
T1 Silver Birch – crown reduce to a height of
6m above ground level |
| e) 206 Station Rd | Grant consent for
T1 Oak – reduce lateral canopy spread on
south side of the tree to provide a maximum of
3m clearance from the building. Retained side
branches intended to form the new dominant
shoot shall be at least 30% of the diameter of |

the parent branch, leaving a flowing branch line.

Crown thin by a maximum of 20%. No live pruning would shall exceed more than 30mm in diameter.

f) The Maples, Pine Walk

Refuse consent to fell Birch (T1)

Tree Preservation Orders

The Avenue No. 6

08/138 CORRESPONDENCE

None

08/139 INFORMATION FROM MEMBERS

(a) Cllr. Bartley informed the committee about the latest update of 100 Station Road.

He had a recent meeting with the developers and they are awaiting a bat licence before they can proceed with the work. The steel fence surrounding the area is for tree protection. The LAG and villagers are concerned about the site being vandalised during school holidays. The pathway running alongside the property is currently being negotiated to become a restricted by way.

(b) A book was shown to the committee entitled "A Guide for Householders" which is kept in the Parish Office, should any members of the public wish to know how the planning procedures are carried out.

(c) Cllr Clarke had previously agreed to be the Tree Preservation Officer

The Chairman declared the meeting closed at 8.20 pm.

SIGNED DATE
CHAIRMAN OF PLANS COMMITTEE

Schedule 807

PLANNING APPLICATIONS

Resolved that the following

3/08/0619/FUL

Pennington, 11 Denewood Rd
Erect Double Detached Garage and Store/
Workshop with Additional Store Room in
Roofspace with Rooflights

No Objection

This has been noted it is in a
special character area

3/08/0714/FUL

The Tap and Railway, 195 Station Rd
Single Storey Rear Extension and
Relocation of Jumbrella

No Objection

3/08/0739/FUL

2 Southern Ave

No Objection

Insert Landing Window and Erect
Front Boundary Wall (Retrospective)

3/08/0694/FUL

119 Uplands Rd
Demolish garden wall and erect 2m high fence
Along boundary with footpath and alongside
No. 117 (Retrospective)

Objection

Fence should be considerate
of the open plan area

3/08/0808/FUL

2 Forest Rd
Rear Lean-to Conservatory

No Objection**Schedule 808****3/08/0339/FUL****The Shelling Trust, Sturts Farm**

Erection of timber dwelling

West Moors Parish Council Comments

No Objection

EDDC Decision

Refuse consent – result in the erection of a permanent building in the green belt area which would be detrimental to its openness and therefore constitute an inappropriate form of development in conflict with the advice set out by the Government in Planning Policy Guidance Note 2.

3/08/0379/FUL**Rear of Flats 112 Station Rd**

Erect Chalet Style dwelling with integral garage at land at rear of flats

West Moors Parish Council Comments

Objection of grounds of contravention of several criteria on page 39 of the Special Character Area – Supplementary Planning guidance

EDDC Decision

Refuse consent - proposed dwelling will be overlooked from the adjacent flats and this unsatisfactory relationship and living environment for the future occupiers of the property is such that the application conflicts with the requirements of policy DES8 of the East Dorset Local Plan.

3/08/0401/FUL**Land at Glenwood Close/Moorlands Rd**

Erection of 5 detached Bungalows and Garaging with vehicular access from Glenwood Close at land off Glenwood Close

West Moors Parish Council Comments

No Objection

EDDC Decision

Refuse consent – (a) site has a large number of trees on and adjacent to it protected by a T.P.O. (b) site forms part of the Moorlands Road Special Character Area, characterised by family houses within large sylvan plots. The proposal for five dwellings represents over-development of the site, requiring the removal of boundary vegetation and protected trees without opportunities for adequate re-planting, contrary to policy BUCON6 of the East Dorset Local Plan

3/08/0402/FUL**20 Milford Close**

Convert garage into ground floor bedroom and recreation area for disabled son

West Moors Parish Council Comments

No Objection – WMPC feel that use should be restricted solely for the disabled person and at no time should it be occupied as ancillary accommodation. WMPC would recommend that EDDC consider the effect on the future use of this property on resale.

EDDC Decision

Permitted

3/08/0412/FUL**18 Compton Cres**

Single storey extension at rear of property replacing ex. Conservatory

West Moors Parish Council Comments

No Objection

EDDC Decision

Permitted

3/08/0446/FUL**30 Abbey Rd**

Erect dwelling

West Moors Parish Council Comments

Objection – Impact of the proposed building on its neighbours. WMPC consider the development a cramped backland development out of character with the surrounding area.

EDDC Decision

Permitted

3/08/0450/FUL**44-46 Glenwood Rd**

Two storey extension and change of use to rest home incorporating owners accommodation

West Moors Parish Council Comments

Objection – This proposed development is in direct contravention to many features in the Special Character Areas Supplementary Planning Guidance. Environmental issues such as noise of operation. Generation of additional traffic in a residential area. Impact of the building on neighbouring properties (see special character area criteria). The size, bulk and mass of the building. Matters relating to spacing and density of development.

EDDC Decision

Refused – (1) increased size of the building, overall bulk and proximity to the boundary of the site, would be visually intrusive and out of character with the established pattern of development in the area, and detrimental to this Special Character Area, contrary to Policies DES8, BUCON6 and HODEV3 of the East Dorset Local Plan and the adopted Supplementary Planning Guidance 27: Special Character Areas see also (2) and (3)

3/08/0501/FUL**145 Pinehurst Rd**

Two storey side extension with integral garage, single storey rear extension and extend front porch

West Moors Parish Council Comments

No objection

EDDC Decision

Refused – The proposed two storey extension fails to comply with the requirements of policy DES8 of the East Dorset Local Plan in that its height, bulk and visual impact in close proximity to the footway in Uplands Rd would be unduly prominent and would not harmonise with the townscape and general character of the area. It would therefore be detrimental to the appearance of this generally attractive neighbourhood.

3/08/0507/FUL**6 Southern Ave**

Single storey extension to west side (revised design to permission reference 07/0959)

West Moors Parish Council Comments

No objection

EDDC Decision

Permitted

3/08/0614/FUL

4 Beechwood Rd

Extend property to front, sides and rear, raise roof to form accommodation within new roof space

West Moors Parish Council Comments

No objection

EDDC Decision

Refused – This proposal would result in overintrusive additions to this property which would be detrimental to the street scene and the amenities of occupiers of adjacent dwellings. The application is therefore in conflict with policy DES8 of the East Dorset Local Plan which requires developments to have a compatible relationship to nearby properties and to harmonise with the townscape and general character of the areas in which they are set

3/08/0628/ADV

Tap and Railway – 195 Station Rd

Illuminated pole sign, fascia and logo signs, directional sign and free standing entrance signs

West Moors Parish Council Comments

No objection

EDDC Decision

Refused – Height, internal illumination and overall impact of the pole sign and the repetitive references on the other signs “Two For One” would have an undesirable and intrusive impact on the street scene to the detriment of the amenities of the area