

WEST MOORS PARISH COUNCIL

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10 July 2008

There will be a meeting of the **PLANNING CONSULTATIVE COMMITTEE** to be held on **THURSDAY 17th July 2008** at The Pavilion, Fryer Playing Field, West Moors at 7.30pm. to transact the following business:

AGENDA

1. To Receive Apologies for Absence
2. Public Time to address Planning Applications
3. To Receive Declarations of Interests on any Matter on this Agenda
4. To Consider Planning Applications – list attached
5. To Receive Notification of the Decisions of the District Council – list attached
6. To Receive Notification of Planning Appeals
7. To Receive Notification of any Tree Matters – list attached
8. To Receive Correspondence
9. To Receive Information from Members



Judi Weedon
Parish Clerk

SCHEDULE 807

Planning Applications to be considered at the Planning Meeting held on 17th July 2008

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

3/08/0714/FUL

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

3/08/0739/FUL

2 Southern Ave
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)

3/08/0808/FUL

2 Forest Rd
Rear Lean-to Conservatory

Schedule 808

EDDC DECISIONS REPORTED AT PLANNING MEETING ON 17TH JULY 2008

3/08/0339/FUL

The Sheiling 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

Information Reported at the Planning Meeting 17th July 2008

TREE MATTERS

Tree Work

42 Moorlands Rd

Grant consent on Oak (T1) to
i) Crown lift to 5.5m above ground level
ii) Crown clean

161 Pinehurst Rd

Grant consent to
Crown lift Douglas Fir (T1) and (T2) to 5.2m
above ground level over the highway

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)

4 Monks Close

Grant consent for
T1 Silver Birch – crown reduce to a height of 6m
above ground level

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.

The Maples, Pine Walk

Refuse consent to fell Birch (T1)

TREE PRESERVATION ORDERS

The Avenue No. 6