

Minutes of the Planning Committee Meeting on Wednesday 4th September 2019

Meeting Room, Osborne Centre, Church Lane, West Parley.

Committee: Cllr Court (Chair); Cllr Allen; Cllr Penwill; Cllr Bamborough (reserve)

Present: Cllr Court (Chair); Cllr Bamborough;; Cllr Manuel; Cllr Parry; Cllr Wadeson

In attendance: Linda Leeding (Clerk)

The Planning Chairman opened the meeting at 7.30pm.

1.Apologies: Cllrs Allen; Barber, Penwill

2. Pecuniary or non-pecuniary interest: None.

3. Applications to be considered:

3/19/1101/FUL Lone Pine Park, Lone Pine Drive,

Retrospective planning application for 20 garages and 15 sheds on Lone Pine Park.

Members again discussed the application which is noted as retrospective as the numerous garages and sheds are already in situ. The Parish Council wish to object to the proposal as the bulk and number of additions to the site has a detrimental effect on the openness of the area which is adjacent to greenbelt and in close proximity to a SSSI. Members have great concern for the trees which could be impacted by this development. West Parley Parish Council echo the opinion of Ferndown Town Council agreed at their meeting on 25th June 2019 (*Members raised concerns about the impact upon the SSSI and the openness of the green belt. Members requested that if the Planning Officer is minded to approve this retrospective application then they should be provided with full details and clarification about the intended use of the 'garages and sheds'*) (Voted 4 in favour)

3/19/1337/FUL 131 Christchurch Road, West Parley

Sever plot and erect a 4no bedroom two storey house and detached garage. Alter and extend roof to create habitable first floor living accommodation.

Members discussed the application and note the previous applications where single storey properties in the gardens of 2 adjacent properties were applied for. The Parish Council wish to object to the proposal on the grounds of bulk, scale and overdevelopment of the plot, which proposes a 2 storey dwelling when all neighbouring properties are bungalows. Council also have concern regarding the negative effect any such development would have on the surrounding trees. (Voted 4 in favour)

3/19/0634/HOU 11 Meadow Close, West Parley

Raise the roof to provide accommodation at first floor incorporating dormer windows and ground floor extension to the front elevation. (Amended description)

Members noted the change in description by Council stand by previous comments made to Dorset Council on 4th July. Namely : Members discussed the application and resolved to approve item 1 (small ground floor extension) on the application. (Voted 3 in favour) However, they were concerned that the loft conversion was overpowering and out of character for the street scene, had concern with overlooking and felt the proposal was unneighbourly. For these reasons Council resolved to object to item 2 (loft conversion)

3/19/1589/CONDR 66 Dudsbury Road, West Parley

Vary Condition 2 of approved P/A 3/18/2999/HOU to amend the approved elevations to show the removal of proposed rear gable and replace with rear roof slope with high level roof lights

Members discussed the application and the Parish Council wish to offer no objection to the application, however would like the case officer to add a condition that the roof lights glass should be obscured and of a suitable height to prevent any overlooking. (Voted 4 in favour)

3/19/1463/FUL Parley First School, Glenmoor Road

Proposed new detached single storey classroom with covered decking area

Councillors started discussion on the proposal but felt there was insufficient information to make an informed decision. Therefore, it was agreed for Cllr Manuel to seek additional information and an email discussion to take place to ensure the extended deadline for the Dorset Council Planning Officer was met. It was established that the wooden classroom would be the extended provision for the breakfast club on site. Councillors were unanimous in offering no objection to the proposal. (Voted 4 in favour)

3/19/1606/HOU 24 Fitzpain Road, West Parley

Single storey front and side extensions with roof light. New doors and fenestration. (Demolish existing garage).

Members discussed the application and resolved to offer no objection to the proposal. (Voted 4 in favour)

3/19/1275/HOU 296 New Road, West Parley

First floor side extension over garage and rear extension creating rooms in the roof

Members discussed the application which is a large extension however the plot size means that this can easily be accommodated, however consideration should be given to potential drainage issues which have been experienced in the vicinity. Therefore, West Parley Parish Council wish to offer no objection to the proposal. (Voted 4 in favour)

3/19/1353/HOU 129 Christchurch Road, West Parley

Single story side and rear extension to match original ridge height. Minor alterations to openings for original house and alteration to shed to allow for biodiversity mitigation.

West Parley Parish Council discussed the application and wish to offer an objection. The outbuildings should all be non-residential and should the case officer be minded to approve, conditions must be attached that it is neither possible to develop, convert or sever any outbuildings now or in the future, from the main dwelling.

With no further business the meeting closed at 20:31 hrs