

FERNDOWN TOWN COUNCIL

Minutes of the meeting of the Planning Consultative Committee held on 7 January 2020 at 7pm in The Barrington Centre, Pennys Walk, Ferndown, BH22 9TH

ATTENDANCE LIST

Present: Cllr Mrs C Lugg, Cllr Mrs Robinson, Cllr N Wellstead, Cllr Mrs Willis and Cllr H Worth.

Miss Susan Denton Clerk/Notetaker

306 Apologies for Absence

There were no apologies received.

307 Declarations of Interest

There were no declarations of interest for this meeting.

308 Public Participation

10 Members of the public were present in relation to applications being discussed.

A resident addressed the Committee in respect of Planning Application No 3/19/2362/HOU raising concerns that the proposed changes would incur an overdevelopment of the site, resulting in bulk and mass, a change in character to the area and a detrimental effect on neighbour amenity. Another resident voiced concerns that the proposals would result in a solid block of terraced houses rather than two detached properties.

A resident addressed the Committee in respect of Planning Application No 3/19/2441/HOU. The resident advised that an application was refused by EDDC in 2018 and this decision was supported by the Inspector. The application would substantially add to the bulk and mass by increasing the height of the property. In addition it was considered that there would be an impact on neighbour amenity due to potential overlooking and loss of privacy. The resident advised that the street scene is currently predominantly bungalows and raised concerns that a precedent may be set should this application be approved. There is limited space for contractors vehicles and these would provide access difficulties for transport which collects a young disabled person twice daily.

309 Minutes

Following consideration of the minutes of the meeting held on 10 December 2019 it was:

Resolved to approve the minutes of the Planning Consultative Committee held on 10 December 2019.

310 Planning applications

Details of Members' observations on applications considered are listed on pages 5309 and 5310 of these minutes.

311 Planning Decisions

Members noted the planning decisions made by Dorset Council Planning Authority.

312 Correspondence

Members were advised of an appeal submitted to the Secretary of State by Dudsbury Golf Club after their (retrospective) application to construct a single storey extension to Spikes Bar was refused by the Dorset Council Planning Authority.

313 Next meeting

The next meeting of the Planning Consultative Committee will be held on Tuesday 28 January 2020 at 7pm at The Barrington Centre, Pennys Walk, Ferndown, BH22 9TH.

The meeting closed at 8.15pm.

Chairman

1	REFERENCE	3/19/2285/OUT
	ADDRESS	9 Fernlea Close, Ferndown BH22 8HH
	PROPOSAL	Demolish existing dwelling and construct a new block of five apartments along with five car ports, surface parking, refuse and cycle stores. Approval is sought for access and layout.
	COMMENTS	Objection - The proposals would provide excessive bulk and scale, relating poorly to the street scene of nearby properties comprising principally of bungalows and modest houses. The development will be detrimental to the amenity of nearby properties, including an increase in vehicular traffic on and off of the relevant sites. In constructing this large and out of keeping structure, the developers will fail to take the opportunities present to enhance the quality of the street scene contrary to Paragraph 64 of the National Planning Policy Framework and will fail to add to the quality of the area contrary to Paragraph 58 of the National Planning Policy Framework
2	REFERENCE	3/19/2344/FUL
	ADDRESS	11 Fernlea Close, Ferndown BH22 8HH
	PROPOSAL	Demolish existing office building garages, storage sheds and outbuildings and construct a new block comprising four apartments along with four car ports, surface parking, cycle store, refuse store and new access.
	COMMENTS	Objection – The proposals would provide excessive bulk and scale, relating poorly to the street scene of nearby properties comprising principally of bungalows and modest houses. The development will be detrimental to the amenity of nearby properties, including an increase in vehicular traffic on and off of the relevant sites. In constructing this large and out of keeping structure, the developers will fail to take the opportunities present to enhance the quality of the street scene contrary to Paragraph 64 of the National Planning Policy Framework and will fail to add to the quality of the area contrary to Paragraph 58 of the National Planning Policy Framework
3	REFERENCE	3/19/2362/HOU
	ADDRESS	5 Cedar Way, Ferndown BH22 9UF
	PROPOSAL	Single storey rear extension and attached single garage
	COMMENTS	Objection - unanimous. Members considered that there would be an over development of the site, resulting in bulk and mass. It was also considered that the proposed changes would affect the spatial harmony, resulting in a change of character to the road. Members also considered that the changes would impact upon neighbour amenity due to the close proximity of the proposed garage.
4	REFERENCE	3/19/2384/HOU

	ADDRESS	The Warren, Stapehill Road, Hampreston BH22 9JJ
	PROPOSAL	Demolish existing conservatory erect two storey rear extension
	COMMENTS	Objection – Unanimous. Members considered that the proposals were not in keeping with the openness of the green belt and were within 400m of the SSSI.
5	REFERENCE	3/19/2441/HOU
	ADDRESS	74 Ameysford Road, Ferndown BH22 9QB
	PROPOSAL	Raise roof and ridge height to create first floor habitable accommodation with dormer to south elevation and 3 roof lights to south and north elevations
	COMMENTS	Objection – Unanimous. Members were concerned about the resultant height, bulk and mass of the proposed alterations. In addition it was considered that there would be an impact on neighbour amenity due to potential overlooking and loss of privacy. Members felt that the current application does not overcome objections to the previous application. Members request that, if the application is approved, there should be a construction works plan to take into account the access arrangements required by a family in the locality with a disabled person.
6	REFERENCE	3/19/2398/FUL
	ADDRESS	Misty Meadows, 147 Ringwood Road, Longham BH22 9AB
	PROPOSAL	To build attenuation fence on the sites boundary with Ringwood Road (east elevation)
	COMMENTS	No objection – 4 for, 1 abstention