

PLANS CONSULTATIVE COMMITTEE20<sup>th</sup> January 2010

PRESENT:- Cllrs. P.Baker (Chairman)  
M.W.Dolan  
V.Redpath  
Ms.J.Russell  
M.Simper

Apologies were received from Cllr: Mrs.G.Belcher  
In attendance: Mrs. V. Bright, Town Clerk.  
Public:4

262/09 Declarations of Interest.

None

263/09 Planning applications. Consideration was given to applications submitted and recommendations/comments made as follows:-

09/0996	Extend side (east) extension and add first floor above to form granny annexe. Rear two storey extension including dormer window. 21 Moneyfly Road Verwood.	<i>No objection: Subject to a report by the Tree Officer. We are concerned about the safety of the trees on neighbouring properties and on the site.</i>
09/1048	Change of use from retail (A1 use) to car sales and MOT station (B2 use). Three Cross Garage 99 Ringwood Road Three Legged Cross.	<i>No objection</i>
09/1117	Erect rear conservatory. 49 Acacia Avenue Verwood.	<i>No objection</i>
09/1135	Sever land and erect one No. 3 bedroom bungalow. r/o 32 Woodlinken Drive Verwood.	<i>No objection</i>
09/1153	Single storey rear extension and front porch enlargement. 6 Park Drive Verwood.	<i>No objection</i>
09/1156	Single storey rear extension and front porch. Southlands Sandy Lane Verwood.	<i>No objection</i>

09/1165	Erect office building (demolish existing storage building) and construct access. Moorcross Construction Ltd. School Lane Three Legged Cross.	<i>Objection: Contrary to Green Belt Policy The site is designated as open countryside where non-essential development is strictly controlled, as stated on previous applications 09/0169 &amp; 09/0380. Attention is drawn to the boundary which appears to go across School Lane.</i>
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264/09 Appeals

- a) Appeal (A) 03/1205 by Mr. M. Squire, Primrose Cottage, Dewlands Common, Verwood against an enforcement notice ENF/09/05 issued by East Dorset District Council regarding breach of planning control relating to the failure to comply with a condition of planning permission Ref. 3/03/1205 which states that the accommodation permitted shall be used solely for purposes ancillary to the main property and shall not be used at any time as a separate unit of living accommodation. The notice alleges that the condition has not been complied with fully because a kitchen has been installed in the link lounge area and a bedroom, bathroom and studio area have been created making an area that is being used as a separate unit of living accommodation. The requirements of the notice are: a) cease the use of the area as a self-contained unit of living accommodation not ancillary to the main dwelling; b) remove all dividing walls in the area shown as an Art Studio and remove all fittings, appliances and services forming a kitchen and bathroom, and; remove from the land all debris and materials resulting from compliance with requirements a) & b). The appeal has been allowed and the notice quashed.
- b) Appeal (B) 94/1008 by Mr. M. Squire, Primrose Cottage, Dewlands Common, Verwood against an enforcement notice ENF/09/05 issued by East Dorset District Council regarding breach of planning control relating to the failure to comply with a condition of planning permission Ref. 3/94/1008 which relates to the construction of an extension above a garage subject to conditions. The condition states that the proposed extension shall be used solely for residential purposes ancillary to the main property and shall not be used at any time as a separate unit of living accommodation. The notice alleges that the condition has not been complied with as the extension has been used by persons who are not part of the main family residing at Primrose Cottage as a separate unit of living accommodation. The requirements of the notice are: 1) to cease the use of the area as a self-contained separate unit of living accommodation other than ancillary to the main dwelling, Primrose Cottage. The appeal has been allowed and the notice quashed.
- c) 09/0873 Appeal by Mr. G. Salt against the decision by East Dorset District Council to refuse planning permission for a replacement dwelling at 4 Haddons Drive, Three Legged Cross. The appeal is currently due to be heard by Written Representations.

265/09 Trees

- a) Consents and refusals were given for work on various trees in the Civil Parish. These can be viewed at the Town Council offices by appointment.

266/09 Other planning related matters.

- a) The Clerk was asked to find out if planning permission had been granted at a site in Three Legged Cross for a pool and solar power panel.
- b) A question was asked if Station Road would be numbered in the near future.

There being no further business the meeting closed at 8.15p.m.

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Chairman