

ST LEONARDS & ST IVES PARISH COUNCIL
Extraordinary Meeting of the Full Council
Minutes of the Meeting Held On Wednesday 28th October 2014 at 7pm
in the Annexe at the Village Hall, Braeside Road, St Leonards

Members Present: Cllr M Dyer Chairman

Cllr R Adkins	Cllr N Hindmarch	Cllr M Hockley	Cllr C House	Cllr Mrs J House
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Present: Mrs A Jacobs Clerk in attendance.

229. Members resolved to suspend standing order 3L following the amendment to the Public Bodies (Admissions to Meetings) Act 1960, dated 6th August 2014. Proposed by Cllr Mrs J House, seconded by Cllr C House, agreed unanimously.

230. Apologies were received and accepted from: Cllr R Bryan; Cllr J Crow; Cllr R Dudman; Cllr B Goringe; Cllr Mrs A Warman; Cllr R Warman and Cllr G Willetts..

231. Declarations of Pecuniary Interest: None.

The Clerk circulated a report in relation to the Environmental Impact Statements from Hillary Chittenden and reported on an email from Cllr G Willetts.

232. Redevelopment Proposal St Leonards Hospital Site - Members considered the following Planning Application and agreed a consultation response:

14/0871	St Leonards Hospital 241 Ringwood Road St Leonards BH24 2RR	<p>Proposals:</p> <p>1. A detailed application for demolition of existing buildings and redevelopment to provide 210 dwellings; formation of a new feeder road, priority junction, site access and footpaths off Boundary Lane; estate roads and parking; a replacement cricket pavilion of 200sqm; informal open space and recreation (inclusive of retained cricket pitch); landscaping; lighting; bat barn for a replacement maternity bat roost; and a Nature Reserve.</p> <p>2. An outline application with all matters reserved for the erection of a care facility of up to three storeys and no more than 80 beds and car parking</p>
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Response to proposal 1:

- The Committee would be opposed to the total foot print of new dwellings exceeding the total foot print of the redundant buildings being removed.
- We have concerns about the parking provision indicated, which we feel is inadequate. This area has poor transport links which means that access to a car is essential on this site. The lack of parking provision will lead to on road parking which will lead to issues of access for service and emergency vehicles.
- Access for the housing from Boundary Lane onto the A31 is a grave concern as we do not agree with the planned access. A slip road is essential to accessing the A31 from Boundary Lane due to the volume of traffic. It is already very difficult at peak times.
- Work is required to ensure basic services such as water and sewerage can be guaranteed as the existing system is already overloaded and prone to failing. The proposal needs the input and approval of Wessex Water.
- There is an existing flooding situation close by and we would stress the need for a flood risk assessment to include the impact on the adjacent land ie, Oakdene and Oaktree Parks.
- Permeable surfacing should be a requirement wherever possible.
- We ask that the future management of the SNCI to be funded by the developers but responsibility assigned to a local environmental organisation. A detailed Landscape and Ecological Management Plan must be agreed by Dorset Wildlife Trust, the SNCI Panel, Natural England and DCC's Natural Environment Team and be part of Planning Conditions.
- An assessment of the basic services such as doctors, schools, etc should be carried out to ensure future provision is provided.

In summary: We do not object in principle to the number of houses for this site but feel some further work is needed to make this an acceptable proposal

Response to proposal 2 – Outline application for a care facility:-

We are pleased with the location of the facility on the site but we feel that a three storey building is too high and will be too dominant on the site and could set a precedent for other 3 storey buildings elsewhere close by.

Meeting closed at 8.12pm

Chairman