

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 9th August, 2007**

Members present: Cllr I. Maddock - Chairman

Cllr J. F. Crow	Cllr M. Packham
Cllr N. Hindmarch	Cllr Mrs K. Redknapp
Cllr. Mrs J House	Cllr G Willetts

Observing: Approximately 70 Members of the Public together with District Councillors:
Cllr Dudman, Cllr Dyer, Cllr Mrs Warman.

In attendance: Mrs Ann Jacobs, Clerk

170. Declarations of Interest: Cllr Mrs K Redknapp declared a possible prejudicial interest in the application 07/0937 and left the room for this item.

171. Apologies for absence were received and accepted from:- Cllr Mrs S Smith

172. Minutes of the last two Meetings:

- i) The minutes of the meeting held on 4th July, 2007page 19, were confirmed as a correct record and signed.
- ii) The minutes of the meeting held on 12th July, 2007pages 23 & 24, were confirmed as a correct record and signed
- iii) The minutes of the meeting held on 1st August, 2007page 25, were confirmed as a correct record and signed

173. Matters Arising From the Minutes: None

174. Correspondence:

1. Appeal against EDDC decision to issue an enforcement notice on land at 21 Barnsfield Road St. Leonards – Statement of case of EDDC planning.
2. Application 07/0762 for a Claimed Lawful Use – siting of a mobile home since 1994 – 218 Hurn Road

175. Trees Sub Committee:

176. Planning Decisions - The following decisions of the East Dorset District Council Planning Committee on plans affecting this Parish were noted:-

EDDC PARISH **P.A.No**

EDDC PARISH **P.A.No**

07/0508
Approve
Approve
07/0634
Approve
Approve

07/0591
Refuse
Refuse
07/0692
Approve
Approve

07/0593
Refuse
Approve

07/0763
Withdrawn
Refuse

07/0626
Approve
Approve
07/0767
Approve
Approve

177. Planning Applications for Consideration: Comments made and approved by the Planning Committee are as listed below:-

P A No.

Address & Proposal

Recommendation

07/0772

15 Windsor Close, St. Ives - Single storey side and rear extensions as amended by plans received 17th July 2007
No objection

07/0882

39 Avon Avenue, Avon Castle - Replacement dwelling
No objection

07/0886

1 and r/o 3 Fir Tree Close, St Leonards - Erect four bungalows and one chalet style dwelling demolish existing
Object: Over development of the site. Resultant development will be cramped, bulky and out of character.
Concerned over access and limited on site parking will lead to on road parking on a bend. Concerned about tree loss as development is on tree line.

P A No.

Address & Proposal

Recommendation

07/0894

54 Lions Lane, Ashley Heath - Alterations and extensions to bungalow to form house
No objection

07/0898

21 Pinewood Road, St Ives - Demolish Existing – Erect 2 houses and construct access
No objection – subject to Tree Officers approval. Retention of screening. No overlooking.

07/0926

79 Lions Lane, Ashley Heath - New roof and alterations to existing garage
No objection

07/0931

8A The Close, Avon Castle - Rear conservatory with extended first floor balcony
No objection – provided no overlooking

07/0937

31 Ashley Park, Ashley Heath - Replace garage flat roof with pitched roof
No objection

07/0943

8-10 Ashley Drive West, Ashley Heath - 2 replacement dwellings

Object: Gross overdevelopment of the site. Out of keeping and out of character with existing street scene. Adjacent properties are all bungalows. Would dominate the street scene.

07/0955

15 A Warren Close, Ashley Heath - Erect carport
No objection

07/0961

Moors Valley Country Park, visitors Centre - Alterations and extensions to toilet block to include covered walkway and external access to first floor Ranger office
No objection

07/0995

Matchams Park Stadium, Hurn Road - Outline application for demolition of stadium and structures redevelopment of site for 40 residential units (20 detached, 4 apartment buildings restoration and future management of 38 ha for nature conservation purposes, a B1 office, a biomass district heating system, areas of informal open space, pet barrier and new access with localised road widening.

See Appendix B

178. Tree Preservation Orders: see Appendix A with these Minutes in the Minute Book, were noted

179. Exchange of Information:

1. Additional planning meeting 29th August, 2007 at 7pm.
2. Next Main Meeting 6th September, 2007.
3. It was agreed that whilst the additional meetings were working well and more convenient than having additional separate days, the intrusion of other Members and public arriving early for the subsequent meeting was disruptive. The Clerk will send out a note to all Members and erect a sign on the door asking the public not to enter unless prior to 7pm or until 7.30pm if attending the later meeting.

The meeting closed at 9.17pm

Chairman

Appendix A:

Tree Preservation Orders – Permissions for work:

1. 6 Whitfield Park St. Ives - consent to remove without replacement Western Hemlock (T2)
2. 6 Whitfield Park St. Ives - refuse consent for removal of Birch (T1)
3. 5 Heath Road St Leonards - consent to remove Cypress (T1) and Cypress (T2)
4. 5 Heath Road St. Leonards - refuse consent for removal of Birch (T3) Birch (T4) and Birch (T5)
6. Dewlands Park – from Oak adjacent to 8 Dewlands Park to remove four secondary laterals directly over 8 Dewlands Park.
7. Dewlands Park - refuse the reduction of Oak rear of 50 Dewlands Park.
8. Upton Lodge The Chase – refuse consent for re-pollarding and shaping of Weeping Willow (T1)
9. Upton Lodge, The Chase – Consent to lift crowns and give clearance above ground level of 4-5m on Oaks (T2 &T3) Remove Oak (T4)
10. 105 Lions Lane – consent to remove Scots Pine (T7)
11. Haven Lodge, Castle Mews Ashley – consent to remove Scots Pine (T14)
12. Wood Lea, 23 Avon Avenue, Avon Castle – consent to fell conifers T1 and T6
13. 32 Hobbs Park – Refuse consent to fell Pines T1 to T10
14. 1 Avon Castle Drive – Refuse consent for crown lifting of Scots Pines T1-T4, T6, T7 Cherry T5 and to remove Scots Pines T8-T13
15. 19 Whitfield Park – Refuse consent to remove all live branches on T2-T5 and T17.

PARISH/TOWN COUNCIL APPLICATION CONSULTATION FORM

REF: 3/07/0995/OUT

CASE OFFICER: Mr G Kitching

SITE: Matchams Park Stadium

Proposal: Outline planning application for the demolition of Matchams Stadium and ancillary structures, and redevelopment of the whole Matchams Stadium site for 40 residential units (comprising 20 detached units and 4 apartment buildings each containing 5 units), restoration and future management of 38ha for nature conservation purposes, a B1 office, a biomass district heating system, areas of informal open space, a pet barrier and a new access with localised road widening.

The following are the views of St Leonards & St Ives Parish Council.

This Council objects to the above application on the following grounds:-

- The development is within 400m of an existing environmentally important SSSI site. There is no statement from Natural England to guide the Council on the relationship between the resultant development and SSSI land surrounding the development or whilst development is in progress. Without this guidance from an independent body we are unable to see if environmental concerns have been satisfactorily addressed.
- Additional residential units close to the SSSI may lead to increased pedestrian traffic and pet intrusion. Although a pet barrier is proposed there is no evidence known to us that proves the effectiveness of such a barrier.
- The plan is unclear as to how the development is going to be built within the stadium area. Is the stadium area to be filled in and if so where would appropriate spoil be found to fill this in? Or alternatively is the area to be dug out further and likewise where would this spoil be disposed of? Would either of these meet SSSI/ Natural England requirements.
- If the development is based on the area being filled in then the properties are likely to be above the tree line and visible.
- As this development is of this size (over 14 dwellings) 35% of the development should be social housing. We cannot see this addressed in the application.
- Protection of the green belt is listed as a concern within our Parish Plan, and is listed for action, made by the residents of the Parish. This development is within that area.
- Policy SL6 of the EDDC Local Plan January 2002 clearly states "Any proposal for alternative use or redevelopment would be subject to greenbelt policy".
- Loss of amenity – the existing use of this site is for a very popular amenity which brings external funding into the local economy. It is also used by several groups who help disadvantaged and special need children. This development will stop this use.
- With only one entrance onto the site it is not clear whether the development/entrance would be gated or restricted in some way. If this is so this would exclude the general public from the regenerated Heathland and would result in the heath becoming the 'private garden' of the properties.

The above comments need only be reported to Committee if the Officer's recommendation is at variance to the above.

Contact: Mrs Ann Jacobs 01425 482727

Signed:.....

Dated: 9th August 2007