

**St Leonards & St Ives Parish Council
Planning Committee Meeting**

Minutes of the meeting held on 24th April, 2008, at 7.30pm

Members present:– Cllr I Maddock, Chairman

Cllr J Crow	Cllr Mrs K Redknap
Cllr N. Hindmarch	Cllr G Willetts
Cllr Mrs House	

In attendance: Mrs Ann Jacobs, Clerk and 3 Members of the public

Open Forum: Cllr M Dyer attended as a Member of the Public to answer questions if put, on the Core Strategy. It was noted that he would not give any personal view on the issue.

609. Declarations of Interest: None

610. Apologies for absence – Cllr Mrs S Smith and Cllr M Packham

611. Minutes of the last Meeting:

- i) The minutes of the meeting held on 27th March, 2008 (pages 99 and 100) were confirmed as a correct record and signed. Proposed by Cllr Mrs House, seconded by Cllr Crow.
- ii) The minutes of the meeting held on 2nd April, 2008 (page 101) were confirmed as a correct record and signed. Proposed by Cllr Crow, seconded by Cllr Mrs House.

612. Matters Arising From the Minutes: None

613. Correspondence noted (for information only):

1. Appeal Decisions Land to rear of 7 & 9 Cedar Avenue – application 06/1676 appeal dismissed, application 07/1100 appeal allowed.
2. Appeal decision 18-20 Post Office Lane, application 07/0591 – appeal dismissed
3. Appeal statement of EDDC against Paintball activities and structures Watton Ford Common applications 06/0417 & 07/0084
4. Notification of appeal land adj. 8 Willow Close application 07/0976
5. Notification of accommodation change on 19.06.08; 17.07.08; 14.08.08; 09.10.08 meeting of Committee will be in the Youth Club. Agendas will be adjusted and signs erected.

614. Consultation: Christchurch and East Dorset Councils' Core Strategy Issues and Options and Affordable Housing Issues and Options Consultation. Notes and information had been circulated to Members. This was discussed it was agreed that individual Councillors should be asked to complete their own response form and in addition a compilation will be put together on behalf of the Council by the Clerk. The Clerk was also asked to put up posters drawing attention to the consultation in the noticeboards.

Concern over the lack of adequate consultation time was raised. The Clerk will write to EDDC and Christchurch Planning Policy Team and raise these concerns.

The Committee raised the issue of the SSSI 400m boundaries as published on the SSSI maps needing a review. Cllr Dyer asked that the Committee put a request in writing to EDDC to review the boundaries.

615. Trees Sub Committee:

1. Confirmation of Tree Preservation Order 11 Monkworthy Drive
 2. Notification of TPO Ashley Cottages, B3081
 3. Confirmation of TPO Woolsbridge Road
- The above were noted.

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

App No:

EDDC

Parish

App No:

EDDC

Parish

2008/0052

Approve

Approve

08/0151

Refuse

Approve

08/0089

Approve

Approve

08/0170

Approve

Approve

08/0103

Approve

Approve

08/0172

Approve

Approve

08/0119

Approve

Approve

08/0179

Approve

Approve

08/0115

Approve

Approve

08/0184

Approve

Approve

08/0145

Approve

Approve

08/0204

Approve

Approve

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

P A No.	Address	Proposed Development
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07/1304	Sunest caravan Park 126 Ringwood Road, St Ives - Amended plans – to build 2 X 3 bed flats and on block of 10 flats with associated car parking and new access onto Glenives Close. Removal of 8 mobile home units.	No objection - provided the Planning Authority is satisfied with bulk and concerns raised by Natural England have been resolved. Disappointed with the loss of the two family homes from the proposal.
07/1344	42 Avon Avenue, Avon Castle - Replacement dwelling	No objection
08/0286	77 Boundary Lane, St Leonards - Use of land to the south of building B for the display of cars for sale	Object – contrary to Green Belt Policy. Note no supporting letter was enclosed to the Parish.
08/0315	Erica, Horton Road, Ashley Heath - Erect dwelling rear of Erica and raise roof of Erica to provide 1 en-suite bedroom with dormer window and addition of garage	Object concerned about overlooking. Loss of privacy to amenity space of neighbouring property. Narrow access especially for emergency vehicles. Backland development.
08/0356	Broadacre, 19A Ringwood Road, St Ives - Side extension	No objection
08/0373	47 Grange Road, St Leonards - Raise roof to provide two en-suite bedrooms and two single storey side extensions	No objection with the design of the proposal provided it meets footprint and volume requirements of Green Belt Policy.
08/0378	8 Woodlands Way, St Ives - First floor dormer on side elevation and construct covered way between house and garage	No objection
08/0391	26 Avon Castle Drive, Avon Castle - Two storey extension and form porch	No objection
08/0395	40-42 Woolsbridge Road, Ashley Heath - Erect 6 detached dwellings	Object – gross over development of site. Out of Character, Out of keeping backland development. Poor access onto a busy road crossing a cycle lane. Lack of onsite parking as public transport is very poor in this area. No onsite visitor parking which will result in an overspill onto Woolsbridge Road. It was noted that the enclosed assessment is out of date as there is now a cycle lane.
617. Cont'd P A No.	Address	Proposed Development
08/0422	3 St Leonards Way, Ashley Heath - Enlarged garage and garden/utility room	No objection
08/0424	138 Sandy Lane, St Ives - Front extension and raise roof to form first floor accommodation within new roof space.	No objection provided Planning Authority satisfied that there is no overlooking.
08/0427	Kimberne, 77 Sandy Lane, St Ives - Rear extension to garage	No objection
08/0390	25 Bushmead Drive, Ashley Heath - Raise Roof to form additional accommodation at first floor; raise garage roof to form hobbies room.	Object – Resultant ridge will be too high. Out of character and bulky.

08/0409	2 Lions Lane, Ashley Heath - Erect conservatory and new all (demolish existing garage)	No objection
08/0415	St Leonards Hotel, 185 Ringwood Road - Erect smoking shelter	No objection
08/0460	16 Braeside Road, St Leonards - Erect bungalow and chalet style property with new access (demolish existing dwelling) as amended by plans received 10.04.08	No objection
08/0461	16 Lions Lane, Ashley Heath - Erect two detached dwellings with integral garages (demolish existing bungalow)	Object – design out of keeping. Bulky. Excessive height possible overlooking.

618. Tree Preservation Orders See Appendix A

619. Exchange of information:

1. Additional meeting 7th May 2008; Full meeting 22nd May 2008

Meeting closed at 9.47pm

Chairman

Appendix A:

Tree Preservation Orders:

1. CONSENT – 8 Ashley Drive North to fell Norway Spruce T1
2. REFUSE – 1 and 3 Elmore Drive to fell Monterey Cypress T 4
3. CONSENT – 1 & 3 Elmore Drive to fell Birch T1, T2 and T3
4. CONSENT – 13-13A Chapel Rise - to fell 5 various trees and replant 3 English Oaks.
5. CONSENT – 4 Paddock Close – to remove a branch T46
6. CONSENT 5 St Ives Park – to fell T1 Scots Pine
7. CONSENT – 69a Avon Castle Drive – to fell Willow and Oak
8. CONSENT – 17 Avon Avenue to remove branches Oaks.
9. CONSENT – 107 Sandy Lane – various tree work on Oak T1
10. REFUSE – 16 Ashley Drive South – fell Scots Pine x1

11. CONSENT - 16 Ashley Drive South – fell various Scots Pine (x7)
12. CONSENT – 142 Ringwood Road – various tree works
13. REFUSE - 15A Post Office Lane – to fell Douglas Fir T1
14. CONSENT – 4 Windmill Lane - fell Oak T1; Cedar T2 and Beech T3 Replant 2 English Oaks
15. CONSENT - Pine Lodge, Greenacres Close – Fell Scots Pine T1