

**St Leonards & St Ives Parish Council
Additional Planning Committee Meeting
Minutes of the meeting held on Wednesday 28th May, 2008 at 6.45pm**

Members present: Cllr Mrs S Smith – Vice Chairman

Cllr J Crow	Cllr M Packham (from 6.48pm)
Cllr Mrs J House	Cllr N Hindmarch (from 7pm)

In attendance: Mrs Ann Jacobs. Ten Members of the public present

Open Forum: A representative from an Action Group in Lions Lane gave a detailed and concise list of objections to the application on behalf of the group. The spokesperson also asked for the Council to support a request for an EPA enforcement notice to require the removal of the waste materials from the site which had increased over the last 3 years. Another resident spoke on the lack of demand for flats in this area as evidence by the vacant new flats on the adjacent site, which remain unsold 2 years after completion. The Chairman asked if there was anyone present to speak in favour of the application, all present were against.

The Clerk requested that the enforcement notice request was put direct to the Enforcement Team as first hand evidence is preferred in these matters. Noted.

The Chairman closed the open forum and opened the meeting.

676. Declarations of Interest: None

677. Apologies for absence:- Cllr I Maddock and Cllr G Willetts

678. Correspondence: The Clerk reported receiving a number of letters of objection to the application 08/0433.

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

P.A. No.

Address

08/0433

110 Lions Lane, Ashley Heath, Ringwood - Erect flats in 2 blocks with construction of new access demolish existing bungalow

Recommendation: The Parish Council objects to this proposal on the following grounds:-

- **Tree loss** and potential pressure to remove more in the future. Loss of trees will mean a lack of adequate screening.
- **Overdevelopment of the site** – The two blocks staggered as proposed will appear cramped.
- **Lack of demand** - There is a recognized demand for flats in towns, however, there is very poor public transport to this Parish and a number of the flats at the adjacent site remain unsold 2 years after completion.
- **Out of character with the street scene** – whilst there are a number of large properties in this part of Lions Lane they are sited side by side. The suggested staggering of the properties behind each other will be out of keeping with the adjacent properties. The resultant view from the street scene will appear dominant and bulky particularly as the property will be further forward on the plot.
- **Access/highways issues** –due to the access narrowing to a single carriageway. With the almost non-existent public transport in this area the resultant additional traffic is of concern and would cause access issues into the parking area. Access onto bend with additional traffic.
- **Drainage** – There is a history of flooding and poor drainage in Lions Lane, there appears to be a lack of onsite drainage.
- **Detriment** - The resultant development will be intrusive due to its size and will be detrimental to adjacent properties due the impact of size, additional traffic and occupancy.
- **Environment/wildlife** – The council has concerns that the bat survey only covered the dwelling. There are reports of frequent bat activity from nearby properties. We would recommend that a new bat survey is undertaken to establish whether bats are currently resting on the extensive woodland of this property and appropriate steps undertaken to protect them.

The meeting Closed at 7.16pm

Chairman