

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on 19<sup>th</sup> June 2008 at 7:00pm**

Members present: Cllr I Maddock, Chairman

Cllr. Mr N Hindmarch  
Cllr Mrs V Bell  
Cllr J Crow

Cllr. Mr M Packham  
Cllr Mrs S Smith  
Cllr G Willetts

Cllr Mrs Smith took the Chair as Vice Chairman of the Council for the election of the Chairman of the Planning Committee only.

**53. Election of Chairman of the Planning Committee for the Municipal Year 2008/2009 –**  
Cllr I Maddock was nominated for Chairman of the Planning Committee. Proposed by Cllr Bell, seconded by Cllr J Crow. Unanimously agreed.

**RESOLVED: Cllr I Maddock is elected as Chairman of the Planning Committee for the Municipal Year 2008/2009.**

**54. Election of Vice Chairman of the Planning Committee for the Municipal Year 2008/2009**  
- Cllr Mrs S Smith was nominated for Vice Chairman of the Planning Committee. Proposed by Cllr G Willetts, seconded by Cllr M Packham. Unanimously agreed.

**RESOLVED: Cllr Mrs Smith is elected as Vice Chairman of the Planning Committee for the Municipal Year 2008/2009.**

**55. Declarations of Interest:** Personal and prejudicial declared by-  
Cllr Mrs Bell on application 08/0606  
Cllr Mrs Smith on application 08/0624

See register for full details. Note these Members left the room for the debate on these items.

**56. Apologies for absence:** Cllr Mrs J House

**Public Forum:** The meeting was closed briefly to hear from Members of the Public and Councillors excluded due to a declared personal and prejudicial Interests on the following applications:- 08/606; 08/0580; 08/0633.

**57. Planning Applications**

PA No.	Details	Recommendation
08/0606 Outline	Matchams Park Stadium - outline planning for the demolition of Matchams Stadium and Ancillary structures and redevelopment of whole Matchams Stadium site for 40 units (comprising 20 detached units and 4 apartment buildings each containing 5 units). Restoration and future management of 38 hectares for Nature conservation purposes. A B1 office, a Biomass District Heating system, 8 Hectares of informal open space, a pet barrier and a new access and localised road widening revised scheme, (resubmission of 07/0995/OUT.	After considerable research and time in debate, Members were unable to recommend objection or approval without the guidance of Natural England. Mindful of the significant efforts that the developer has gone to, to address the Council's previous concerns in a well presented response, there remain questions and concerns over the proposal presented. These are 1. To clarify the comments concerning the cat proof fence in respect of "in the first instance" does this mean that after the fence is erected ownership will not be restricted? 2. Access to the heath should not be reduced from its current level.

08/0606 Outline Cont'd		3. Affordable housing contribution should be adequate to provide 14 affordable homes. 4. Future development – clarify to what extent this will not be permitted.
08/0580	135 & 137 Sandy Lane, St Ives - sever land and erect two 3 bed bungalows with associated parking.	Object – inadequate onsite parking. Concerned over tree loss and potential for pressure to remove more trees in the future. The inclusion of the 4 <sup>th</sup> dwelling will severely restrict parking facilities. Despite a small amount of additional land being provided 4 properties will be over development of the site.
08/0596	12 Ashley Drive West, Ashley Heath - Erect 2 dormer windows on rear convert eastern garage to living accommodation, erect replacement roof above garage and conservatory.	No objection.
08/0599	21 Barnsfield Road, St Leonards - change of use for caravan site for residential occupation for single gypsy family; 2 caravans, associated hard-standing, drainage, erect utility building and landscaping.	Object – Green Belt Policy. Change of use. Close to SSSI
08/0624	40 St Ives Park, Ashley Heath - erect two chalet bungalows	No objection provided the Special Character Area Officer and Tree Officer of the EDDC are satisfied that this proposal is not detrimental.
08/0633	1 Hurn Road, Avon Castle - single storey extensions to dining room, kitchen, study. First floor extensions, garage roof alterations and raise boundary wall to 2.4 metres high.	No objection provided Tree Officer is satisfied with the proposal. It was noted that the wall is to assist as a noise barrier provided this meets with the policy no objection.
08/0636	59 Sandy Lane, St Ives - single storey extension to form kitchen utility and garage (demolish existing garage).	No objection subject to approval by the Tree Officer.
08/0648	92 Sandy Lane, St Ives, Extend at Ground floor and raise roof to form 3 bedrooms and 2 bathrooms at first floor	Object. Bulky and resultant property would be too big for the site.
08/0663	52 Ringwood Road, St Ives - Erect dwelling and garage demolish existing outbuildings	Object – too close to number 48 and would be out of character.
08/0704	20 Post Office Lane, St Ives - Erect pair of semi detached dwellings	Objection – Proposal out of character. Lack of parking will result in on-street parking on a narrow road. Bulk. Wrong design for this site.

#### 58. Minutes of the last meetings:-

1. The minutes of the meeting held on May 22<sup>nd</sup> May, 2008 pages 114 to 115 were confirmed as correct proposed by Cllr. J Crow and seconded by Cllr M Packham.

2. The Minutes of the Additional Planning Committee Meeting held on 28<sup>th</sup> May 2008 page 116 were confirmed as correct proposed by Cllr J Crow and seconded by Cllr Mrs S Smith.

**59. Matters arising from the minutes: None**

**60. SSSI Maps Request to review boundaries** – EDDC have confirmed that the Heathland Interim Planning Framework policy is due to be replaced by the Heathlands Development Plan. Part of this process scheduled for later this year, includes a boundary review, consultation on the new policies and boundaries will include the Parish Council.

**61. Correspondence noted:**

1. Appeal statement - 1 Windsor Close app. 07/1140
2. Appeal statement - 8 Willow Close app. 07/0976

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

App No:	EDDC	Parish	App No:	EDDC	Parish
08/0315	Approve	Refuse	08/0422	Approve	Approve
08/0362	Refuse	Refuse	08/0451	Refuse	Refuse
08/0390	Approve	Refuse	08/0460	Refuse	Approve
08/0395	Approve	Refuse	08/0475	Approve	Approve
08/0409	Approve	Approve	08/0489	Approve	Approve
08/0415	Refuse	Approve	08/0531	Refuse	App. Sub to trees

**63. Tree Preservation Orders See Appendix A**

Noted

**64. Exchange of information:**

1. Next meeting 17<sup>th</sup> July 2008. Additional meeting 2<sup>nd</sup> July 7pm prior to the Amenities meeting.
2. Cllr G Willetts thanked all those Members who attended the EGM on 4<sup>th</sup> June 2008.
3. Cllr J Crow passed a newspaper clipping concerning the New Forest District Council extending the over 60s concession to all day instead of just off-peak times. He asked that the Clerk raises this with EDDC as it appears that this is the only part of Dorset where it is not available.
4. Cllr Maddock reported a resident directly complaining to him about the noise during the day from the Bowls and Tennis Clubs.

The meeting closed at 9.05pm

**Chairman**

**Appendix A**

1. CONSENT - 6 Cedar Avenue to fell all trees marked by Tree Officer, in southern half of rear garden.
2. CONSENT - 6 Hill Way, Ashley Heath to crown lift Cedar, crown clean
3. CONSENT - 26 Ashley Drive South - various tree work
4. CONSENT - 186 East Drive, Oaktree Park - to fell Cypress T1
5. REFUSE - 2 Avon Park - thin Oak T1 by 20%
6. CONSENT - Various tree work, at 2 and 3 Avon Park and 2 Hurn Close