

**St Leonards & St Ives Parish Council**  
**Planning Committee Meeting**  
**Minutes of the meeting held on 13<sup>th</sup> May, 2010 at 7.30pm**  
**Held in the Committee Room at the Village Hall**

Members present: Cllr N Hindmarch, Chairman  
 Cllr Mrs J House                      Cllr Mrs S Smith  
 Cllr C Preece                            Cllr G Willetts

In attendance: Mrs Ann Jacobs, Clerk and Ten Members of the Public

Public Forum: Various Members of the Public spoke on applications 10/0291; 10/0305 & 10/0326

**565. Declarations of Interest:** Cllr Mrs J House declared a Personal interest in 10/0305, Cllr Mrs House knows the owners of the adjacent property following her work with the Parish Plan. Cllr Mrs Smith declared a Personal Interest in 10/0306, whilst having been approached by Members of the Public prior to the meeting she has made it clear that she has not made any decision on this application and will not until hearing the debate in full. Cllr Mrs Smith also declared a Personal and Prejudicial interest in 10/0291 and left the room before the debate and discussion after speaking under 12(2) in the public forum.

**566. Apologies for absence** were received from Cllr R Bryan; Cllr J Crow and Cllr M Packham

**567. Minutes of the meeting held on the 22<sup>nd</sup> April 2010**, pages 87 & 88 were confirmed and signed as a correct record. Proposed by Cllr Mrs S Smith seconded by Cllr Mrs J House.

**568. Matters arising from the Minutes:**

**569. Correspondence noted:**

1. Confirmation of Tree Preservation Order 12 Ivy Close
2. Confirmation of Tree Preservation Order 44 St Ives Park
3. Confirmation of Tree Preservation Order 12A Struan Gardens
4. Confirmation of Tree Preservation Order 1 Emerald Close
5. Confirmation of Tree Preservation Order 1 Greenwood Way
6. Confirmation of Tree Preservation Order 18 Lions Lane
7. Appeal statement of EDDC re 09/1102 The Larches, Horton Road
8. Copy of letter sent by resident to EDDC in objection to flats 110 Lions Lane

The meeting was closed for the public to speak on items\* Cllr Mrs Smith spoke under 12 (2) on item 10/0291 and the left the room for the debate and reopening of the meeting for that item.

**570. Planning Applications:**

P.A. No.	Address	Recommendation
10/0273	7 Woolsbridge Road, St Leonards, BH24 2LP – Single storey side and rear extensions (incorporating Granny Annex) and Raise roof to provide first floor accommodation (demolish existing garage and shed) Amendment of 09/0652	No objection
10/0291* Cllr Mrs Smith withdrew from the meeting.	51 & 53 St Ives Park, Ashley Park BH24 2JX - Erect two detached bungalows construct access and single storey side extension and rear conservatory for 51 St Ives Park	Object – Fails to meet Special Character Area policy. Backland development. The resultant proposal will be cramped. Still concerned about the impact on the amenity space of 51 & 53 and loss of trees. The remaining trees would conflict with the new properties Totally out of character with the street scene and its definition within the SCA policy. Previous objections under application 09/1055 remain unresolved.

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10/0296	8 Fir Tree Close, St Leonards BH24 2QW - Erect two bungalows with garages replacement garage and construct access	Object - backland development will have a serious and unacceptable impact on adjacent properties.
10/0305*	18 Lions Lane Ashley Heath BH24 - Demolish existing bungalow and replace with 2 chalet style bungalows with integral single garages	Object – We are mindful that a similar proposal has been agreed at number 22, however, we believe that this stretch of road has reached its limit as regards the strain of additional traffic caused by this type of development. We are concerned over the dominant combined impact on number 20 which will result if this application is also approved, once number 22 is complete because of the height of this proposal. If minded to approve there should be provision made to mitigate the impact on No 20 in respect of their amenity space and privacy. We would ask you to reflect on the EDDC appeal statement in respect of 4 Norris Close and quotations used from a successful appeal against a development of end on properties in Braeside Road. The result of allowing this proposal in addition to that already permitted at number 22 will be a congested development out of keeping with the streetscene.
10/0310	Pine Dell, The Chase, Avon Castle BH24 2AN - Extend to sides and rear. Form first floor accommodation within extended roof space	Object – bulk and possible impact on adjacent right hand side property
10/0313	37 Ashley Drive South, Ashley Heath BH24 2JR - Replacement dwelling and garage	No objection provided backdrop screening of trees will be retained as they have amenity value to a number of adjacent properties. In Gainsborough Road
10/0322	7 Strode Gardens St Ives BH24 2LF - Replacement garage with store room above (demolish existing garage)	No objection
10/0326*	65 St Ives Park, Ashley Heath BH24 2JX - Two storey side and rear extensions and new raised roof to accommodate 5 bedrooms and 4 bathrooms	Object –does not conform to SCA policy requirements in particular 1, 5, 6 and 7. The topography of the site and the height and bulk of this proposal will result in an overbearing and dominant property, which will be out of keeping with the adjacent properties. Will overlook properties in Ashley Drive North and Badgers Close. We are concerned about the lack of a tree survey prior to so much garden clearance and that the description of work given does not truly reflect the actual work proposed.
10/0341	21 Monkworthy Drive, Ashley Heath BH24 2JJ - Erect replacement garage, demolish existing garage and car port.	No objection provided no neighbour objection
10/0357	16 Cedar Avenue, St Leonards BH24 2QG - Rear Conservatory	No objection

**571. Planning Decisions** - The following decisions of EDDC were noted:-

<b>App</b>	<b>EDDC</b>	<b>Parish</b>	<b>App</b>	<b>EDDC</b>	<b>Parish</b>
09/0892	Approve	Refuse	10/0169	Approve	Approve
10/0025	Approve	Approve	10/0218	Approve	Approve
10/0090	Refuse	App if compliant SCA policy	10/0228	Refuse	Refuse
10/0123	Approve	Approve	10/0232	Refuse	Refuse
10/0157	Approve	Approve			

**572. Exchange of Information:**

1. Next meeting: Next meeting: 3<sup>rd</sup> June 2010

**Meeting closed at 9.28pm**

**Chairman**

**Appendix A****Applications for work on protected trees to be noted:-**

1. CONSENT - 14 Davids Lane remove branch on Scots Pine T3
2. CONSENT – 1 Malmesbury Road – Fell Cypress G1 and crown lift Scots Pine G2
3. REFUSE – 7 Egmont Drive to fell 10 Scots Pines
4. CONSENT – 7 Egmont Drive to fell 6 Cypress
5. CONSENT – 49 Ashley Park fell Birch T1 & T2
6. REFUSE – 6 Ashley Park Fell Birch T3 T6 Scots Pine
7. CONSENT – 3 Hobbs Park crown lift Silver Birch X3
8. CONSENT – 14 Davids Lane fell Scots Pines T1 & T2
9. CONSENT – 31 Avon Castle Drive fell Eucalyptus