

To facilitate meetings and in accordance with standing order9(a) all alterations, amendments to these Minutes should be put in writing to the Clerk no later than 2<sup>nd</sup> December 2010

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**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on 18th November, 2010 at 7pm  
Held in the Committee Room at the Village Hall**

Members present: Cllr N Hindmarch, Chairman  
Cllr J Crow                              Cllr C Preece                              Cllr H J Tilly  
Cllr Mrs J House                      Cllr Mrs S Smith

In attendance: Mrs Ann Jacobs, Clerk, one Member of the Public.

**Public Forum:**

**288. Declarations of Interest:**

Cllr Hindmarch declared a personal interest in 10/1050 lives close by  
Cllr Mrs Smith declared a personal interest in 5.3 and 10/0717 lives close by.  
Cllr J Crow declared a personal and prejudicial interest in 10/0982 has had dispute with owner and will leave the room before the debate.

**289. Apologies for absence** were received from Cllr R Bryan and Cllr G Willetts (attending ETAG meeting at EDDC).

**290. Minutes of the meeting held on.** 7<sup>th</sup> October 2010, pages 48 & 49, were confirmed and signed as a correct record. Proposed by Cllr Mrs J House, seconded by Cllr Mrs S Smith.

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

1. The Clerk will chase up the visit to the recycling centre Minute 249.2 refers

**292. Correspondence noted:**

1. Appeal statement from EDDC re Enforcement 68 Wayside Road
2. Notification of Informal Hearing date 68 Wayside Road – 15 March 2010 10am at EDDC.
3. Appeal decision 51-53 St Ives Park – app. 10/0291 appeal dismissed.
4. Appeal decision 19 Ringwood Road Application 09/1065 – appeal allowed.
5. Invitation to speak at EDDC Planning Committee 30<sup>th</sup> November re: Application 10/0717 – 65 St Ives Park.

**293. Planning decisions:**

App	EDDC	Parish	App	EDDC	Parish
10/0644	Refuse	Refuse	10/0781	Approve	Approve
10/0661	Approve	Approve	10/0814	Refuse	App, if GBP comp
10/0677	Approve	Refuse	10/0828	Refuse	Refuse
10/0691	Approve	Approve	10/0829	Refuse	Refuse
10/0697	Approve	Approve	10/0845	Approve	Approve
10/0727	Approve	Approve	10/0849	Approve	Approve
10/0773	Approve	Approve	10/0863	Approve	Approve
10/0772	Approve	Approve	10/0899	Approve	Approve

**294. Planning Applications:-**

App No.	Address	Recommendation
10/0717	65 St Ives Park, Ashley Heath - Erect chalet style bungalow in place of form bungalow. Amended plan	Difficult to assess the resultant affect of this proposal. We still have some concern over the bulk of the proposal in relation to neighbouring properties and plot size. Pleased to see that flooding issues appear to have been improved.
10/0736	3 Grosvenor Close, Ashley Heath - Erect single storey Extension to form double garage, conversion and extend existing garage to form residential accommodation	We have some slight concern over the possible detrimental affect on the neighbouring properties amenity space but not sufficient to refuse if Officer is minded to approve.

10/0778	28 Wayside Road, St Leonards Remove condition 7 of planning permission 94/0524 to allow garage conversion	Object due to lack of information. Proposal is in Green Belt and we have concern over the future use of the garage. There is no plan attached or explanation of future use of the conversion.
10/0867	3 Hurn Close, Ashley Heath -2 Storey side extension with attached garage, conversion of roof space with dormer windows and roof lights and rear extension with balcony	No objection provided no overlooking
10/0960	3 Bushmead Drive, Ashley Heath - flat roof extension to existing bungalow across the rear and conversion of existing garage, new porch and detached single and a half garage.	No objection
10/0976	68 Ashley Drive, South - Conservatory on North-East (front) elevation	No objection
10/0982	Forest Edge Holiday Park, 229 Ringwood Road - Variation of Condition 4 on 08/0204 to extend to 10 years (from 3 and 5 years) the time limit to cease using the site for touring caravans and tents and for the removal of buildings.	No objection
10/0990	2 Birchwood Place, St Leonards - Erect conservatory to rear of approved dwelling	No objection
10/0991	17 Glenives Close, St Ives - Detached garage (retrospective)	No objection
10/1024	Land adj. 61 Woolsbridge Road, Ashley Heath - Erect 2 storey dwelling and detached single garage (demolish existing single garage).	Object – Overdevelopment of site. Concerned about width of the access to the new property. Also concerned about the resultant cluster of access points. Back Land development. Garden grabbing
10/1037	7 Egmont Drive, Avon Castle - Two 2 storey side extensions, single storey rear extension with raised terrace and dormer windows in Front (2) and rear elevations (1)	The proposal would result in an improvement. No objection subject to Tree Officer.
10/1050	11 Beech Lane, St Leonards - Raise roof of existing 2 storey part of house and add first floor accommodation above existing single storey element (to form 2 storey house) with balcony on rear elevation and erect detached double garage.	Provided compliant with Green Belt Policy no objection. Beech Lane has always been green belt and the property has been extended prior to the application.

**295. Tree work noted:-**

1. Confirmation of Tree Preservation Order: 1 Coppice Close
2. Tree Work
  - i) Consents:
    - 24 Ashley Drive North – fell Birch and reduce Cherry
    - 32 St Ives Park – fell Eucalyptus and remove branches Scots Pine
    - 28 Ashley Drive South - Various tree work
    - Upton Lodge, The Chase – various tree work
    - 8 Hurn Lane – various tree work
    - 12 Windmill Lane – fell Oak and replant new Oak
  - ii) Refusal:
    - 32 St Ives Park fell Birch

**296. Core Strategy –**

i) As referred by Full council (Min. 263 ii) Cllr Mrs House and Cllr Mrs Smith reported on the recent meeting at EDDC in respect of the document. Low cost and affordable housing were the only issues discussed. The use of the St Leonards Hospital site was raised by them as a possible site for affordable housing, however they were informed that it was not suitable as it is restricted to a set number of properties. The site is down in the document as possible employment land however no Developers have shown interest to date and infrastructure is non-existent. It was noted that a Survey of Housing Need is currently in progress.

**It was agreed, unanimously, that the recommendation of the Committee to full Council is to respond as follows:-**

*We value development constraints in St Leonards and St Ives due to conservation and a lack of sustainable infrastructure, but we regret the lost opportunity for affordable homes on the St Leonards Hospital site.*

- ii) A Consultation Form in respect of Travellers/gypsies Core Strategy (Min 260.1 refers) was discussed. Cllr Hindmarch reported: The 15 pitch site at Mannington will not be enacted for technical reasons, the site is adjacent to SSSI. The core strategy document mentions a need to identify 13 residential sites and 20 transit sites within East Dorset. The experience of the illegal encampment a couple of years ago was considered. Members will complete their own forms for submission. The Clerk will despatch them together. The rest of the Council will be copied the form together with a master draft with a precise of the points raised.
- iii) Reminder - Exhibition arranged at the VH on 25<sup>th</sup> November 2010 2pm – 8pm. Noted.

**297. Bournemouth, Dorset & Poole Minerals and Waste Development Framework Consultation –** until 17<sup>th</sup> December 2010. – Members to received a short report from the Clerk. A copy of which appears as appendix A with these Minutes in the Minute Book.

**298. Exchange of Information:**

1. Next Meeting 9<sup>th</sup> December 2010

**The meeting closed at 9.52pm**

**Chairman**