

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 7th April 2011 at 7:30pm
Held in the Committee Room at the Village Hall**

Members present: Cllr N Hindmarch, Chairman

Cllr R Bryan

Cllr C Preece

Cllr Mrs S Smith

Cllr G Willetts

Cllr J Crow

Cllr Mrs J House

Cllr H J Tilly

In attendance: Ann Jacobs and five Members of the public. District Councillors Mrs Ann Warman and Mr R Dudman were in attendance and both requested to speak in the public forum in respect of the application for 7A Cedar Avenue.

Public Forum:

The Chairman opened the public forum.

Application: 11/0160 - Before allowing the District Councillors to speak a statement in respect of purdah (received from EDDC Chief Executive's Office) was read to each Councillor and each confirmed that they had understood the restrictions required by it.

Cllr Mrs Warman informed the Committee that she had been contacted by an adjacent neighbour in September 2010. The new property was still under construction. Whilst not making any comment Cllr Mrs Warman requested the Enforcement Team to visit. Subsequently Cllr Mrs Warman spoke to the Managing Director of Northshore Developments who informed her that they did not have permission for the work but thought that they would obtain it afterwards. EDDC Enforcement was then involved. To solve the problem landscaping is needed on both sides. Cllr Mrs Warman advised that she has also spoken with the new tenant and the owner of the adjacent property and although she cannot be at the EDDC meeting next week she would move for a site visit if she could.

Cllr Dudman reported: He had received a complaint on return from holiday to view the site from the adjacent property. A retaining wall had now been built and the land on the applicant's side had been built up by approximately 4 foot. He had also received other complaints about light pollution from interior and exterior lights. Cllr Dudman informed the Committee that he will be asking the EDDC Committee for a site visit.

11/0160 A resident adjacent to the property spoke against the application.

Application: 11/0150 – A resident spoke in favour of the application.

509. Declaration of Interests: Cllr R Bryan application 11/0147 – Personal and prejudicial as the contractor is known to him. Cllr G Willetts application 11/0142 - Personal and prejudicial as the applicant is a personal friend.

510. Apologies: None

511. Minutes of the meeting held on 10th March 2011 pages 95 & 96 were confirmed and signed as a correct record. Proposed by Cllr R Bryan, seconded by Cllr Mrs S Smith.

512. Matters arising from the Minutes:

M464 11/0154 – Cllr Mrs Smith asked why an enforcement notice was issued yet permission has been granted. The Clerk explained that this was because the Enforcement notice was issued first. The resident is then entitled to apply for formal permission which was subsequently done. If permission is subsequently granted the Enforcement notice is no longer valid.

513. Correspondence noted:

1. Appeal against enforcement notice 16 Pine Manor Road
2. Appeal Statements from DCC and EDDC re application 10/829 & 10/828 8-10 Fir Tree Close

3. Breach of condition notice 19 Pinewood Road
4. Breach of condition notice Foxes Moon 40 Ringwood Road
5. Notification of appeal against enforcement 223 Ringwood Road
6. Press announcement of appointment of a new Housing Development and Enabling Manager for EDDC and Christchurch.
7. Notification of appeal – Sheiling Trust 10/0644

514. Planning Applications

App No.	Address	Recommendation
11/0056	Avon Ridge, Westover Lane, St Leonards - Raise roof and form rooms in roofspace, single storey rear extension and raise garage roof.	No objection- subject to no overlooking.
11/061	38 Davids Lane, Ashley – Two storey side extension	No objection- subject to no overlooking.
11/0142	91 Woolsbridge Road, Ashley Heath - Single storey side and rear extensions and erection of detached double garage. Temporary siting of caravan in front garden during construction	No objection – We also request a condition to limit the time for siting of the temporary caravan.
11/0147	28 Lions Wood, St Leonards - Erect 2 metre high fence	No objection.
11/0149	14 Lions Lane, Ashley Heath - Single storey rear extension (including elongation of dwelling roof and pitched roof over garage).	No objection- subject to no overlooking and provided that it is not impinging on the amenity space of neighbours.
11/0150	3 Struan Gardens, Ashley Heath - Erect bungalow and attached garage and chalet style dwelling with detached garage and construction of access.	No objection.
11/0160	7A Cedar Avenue, St Leonards - Retain altered land levels and retaining walls (retrospective) plant northern boundary hedge and erect privacy screen	Object – Screening would be out of character. Concerned that the raised land level has now led to flooding in several neighbouring properties. Development impinges on the amenity space of neighbour. The natural topography has been physically altered by the developer which has caused these issues. Complaints concerning light pollution we request that building regulations are checked as we believe that the horizontal emitting external lights are not compliant with current regulations. We request that for EDDC Planning Committee to fully appreciate the resultant issues of this application a site visit is essential.
11/0172	16 Lions Lane, Ashley Heath - Minor material amendment to planning application 08/0461 to form a link pitched roof space above garage to provide dressing room (plot 2 only) retrospective	Object – It is the opinion of the Parish Council that the application is at variance with the description shown. Essentially the bulk of the property is substantially increased.

11/0173	19 Avon Castle Drive, Avon Castle - Erect house with attached pool and garages (demolish existing)	No objection
11/0217	Forest Dale, Horton Road - Erect rear Conservatory	No objection
11/0227	7 Forest Edge Drive, Ashley Heath - Erect replacement house with attached garage	No objection
11/0240	7 Egmont Drive, Avon Castle - 2 storey side and rear extensions, first floor side extension with raised terrace and dormer windows to front and rear.	No objection- subject to no overlooking.

The Clerk was also asked to write to EDDC Planning and ask that if an application is being submitted due to Clause 4 – Permitted Development rights having been removed that this is indicated on the application.

It was agreed that Cllr Bryan will represent the Parish at EDDC Planning meeting on 12th April in respect of 11/0160. It was also agreed that it would be in order for Cllr Bryan to visit the site prior to the meeting as the Parish recommendation had already been made.

515. Tree Work – the following was noted:-

1. Confirmation of TPO 20 Oaks Drive
2. Notification of TPO 24 Ashley Drive South
3. Notification of TPO 149B Lions Lane
4. Notification of TPO 76 Ringwood Road
5. Tree work to TPO trees:
 1. CONSENT 71 St Ives Park Ashley Heath – fell cypress hedge
 2. CONSENT 24 Ashley Drive South to remove branches to Oak T1
 3. CONSENT 12a St Ives Park to fell Birch T2
 4. REFUSE 23 Davids Lane to fell Scots Pine T2
 5. CONSENT 23 Davids Lane to fell Scots Pine T1 & T3

516. Planning Decisions:

App	EDDC	Parish	App	EDDC	Parish
10/1125	Approve	Approve	11/0031	Approve	Approve
10/1175	Approve	Approve	11/0081	Approve	Approve
10/1199	Approve	Refuse M.352	11/0102	Approve	Approve
10/1205	Approve	Approve	11/0120	Approve	Approve
10/1217	Approve	110 LL	11/0153	Refuse	Refuse
11/0046	Approve	Approve	11/0154	Approve	Refuse M464

517. Significant Properties within the Parish – Minute 417 refers – The Clerk has received a response from Planning at EDDC the email has been circulated to Members. The content was noted and discussed. It was agreed that the Parish Plan Review would be the best mechanism to progress the issue particularly once the Localism Bill is enacted. The Clerk will ask Mr Hawkins, the Parish Historian if he could compile a list of specific historical properties. This would then be progressed by the newly formed Council.

518. EDDC PLANNING MEETING 22.03.11, Parish Representation re: 21 Sandy Lane

A report from Cllr Tilly was received and substantiated by a letter from a resident of the Parish who also attended the EDDC Planning Meeting as an observer. On behalf of the Committee, the Clerk was asked to thank the resident concerned. Cllr Tilly emphasised that he attended the meeting in his own time and expense to represent the views of the Parish Council. However, he had been disappointed by the Chairman's response when he attempted to highlight an erroneous aspect of the application. Cllr Tilly acknowledged that in pursuing the additional comment he exceeded the

allocated time frame but, in short, felt that common courtesy and respect for a fellow Councillor should have prevailed.

Subsequently, the situation was not helped by the Parish District Councillors who actively 'distanced' themselves from the Parish Council's Planning Committee decision and its comments relating to the EDLP and retention of historic properties. This was further exacerbated when Cllr Mrs Warman stated that she had received favourable comment to the proposed development of 21 Sandy Lane and, as such, led support for the application.

The Planning Committee expressed considerable concern at Cllr Tilly's report and asked the Clerk to include this topic as an agenda item at the next meeting of the full Council. The Clerk was also asked to communicate the Planning Committee's concern to the two Parish District Councillors involved and to seek confirmation from whom the favourable comments were received, relating to 21 Sandy Lane.

The Committee thanked Cllr Tilly for attending the meeting and presenting the Planning Committee's viewpoint.

519. Gypsy and Traveller Site Consultation – The consultation has not been released yet. Barker Associates suggest that this will not happen until June, EDDC have advised the Clerk that it will be September. The Clerk will email Barker Associates and ask to be kept informed.

520. Exchange of Information: Next Meeting is on 28th April 2011

The meeting closed at 8.45pm

Chairman