

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 20th September 2012 at 7.00pm
Held in the Committee Room at the Village Hall

Members present: Cllr N Hindmarch, Chairman

Cllr R Adkins

Cllr R Bryan

Cllr B Goringe

Cllr M Hockley

Cllr C House

Cllr Mrs A Warman

In attendance: Mrs Ann Jacobs, Clerk to Council and four Members of the Public

Public Forum: A Member of the public, one of the applicants, spoke in favour of application 12/0712. The existing dwelling was one of the originals in this vicinity built in 1956. The design had been carefully thought out to make the two semidetached bungalows appear to be one property. Although a tree will be lost it is decaying and losing branches. An agriculturists report has been done. Another resident spoke against the application. They felt 3 dwellings on this plot to be one too many the tree mentioned provides good shade.

A Member of the public spoke against application 12/0785 he has submitted his objections in writing. Design, particularly the windows are out of keeping in this special character area. Loss of trees has already taken place and more will be lost. The proposal is far too close to my boundary and will be detrimental to my privacy.

153. Declarations of non declared pecuniary interest: None

154. Apologies for absence: Cllr Mrs J House

155. Minutes of the meeting held on 30th August 2012 pages 27 & 28 were confirmed and signed as an accurate record. Proposed by Cllr M Hockley, seconded by Cllr B Goringe

156. Matters arising from the Minutes: None

157. Correspondence noted:

1. Appeal decision – 61 Woolsbridge Road– appeal dismissed
2. Appeal decision – Pine Copse Farm– appeal dismissed
3. Appeal decision – 2 Azalea Close – appeal dismissed
4. Copy of letter of objection to EDDC from resident application 12/0785

158. Planning Applications:

App No.	Address	Proposal
12/0708	12 Chapel Rise, Avon Castle - 2 Storey extensions to rear and front and first floor extension over existing garage. Replacement roof with raised ridge Height. Convert existing garage to lounge and erect a detached double garage with study above	This is a visually prominent site and we note a major replanting of trees has been agreed. We are in agreement that this plot will take this size of proposal. If the Case Officer is satisfied with the design we will raise no objection provided the replanting schedule is complied with and subject to satisfactory Bat and tree issues being addressed.
12/0712	17 Pine Drive St Ives- Demolish existing dwelling and detached garage,. Erect one single storey dwelling and 2 semi detached 2 storey dwellings. Erect a single storey outbuilding and alter existing vehicular and pedestrian access.	Object – Over development of the site and out of character. The semi detached aspect is not in keeping with the existing street scene. The site would take two suitably sized dwellings. The trees on site are a concern and would not allow adequate amenity space for three dwellings. Insufficient onsite parking for three dwellings. If Officer is at Variance we request that this goes to Committee.

12/0742	8 Matchams Close, Matchams- Permanent change of use of dwelling house to a mixed use as a dwelling house and a gym and fitness business together with relief from condition 3 of 97/0365	<p>We object to the permanent aspect of the application. Matchams Close is sited at the top of a steep, narrow access road, constructed of block pavers, with three hare-pin bends it is surrounded by SSSI land which makes it a constricted community. Permitted development rights were originally removed from all of the properties to prevent inappropriate additions and alterations and to ensure appropriate use of these properties as dwellings. Those purchasing are aware of these facts when purchasing the property.</p> <p>Temporary permission ensures control and level of that use including the biggest problem of which is parking. Whilst temporary the applicant is always mindful of this. The temporary permission was given as this was a new business in a recession. The current level of activity proves that the business is now well established and more appropriate business premises should be located. Permanent permission will set a precedent and encourage others to use the properties for business use in an inappropriate location. An extension of the temporary permission will allow time for the business to be relocated. The design of the development of Matchams Close cannot cope with this type of continuous use and it is detrimental to the quality of life of other residents particularly as the business is growing. Temporary permission tempers the enthusiasm to grow the business and ensures that the applicant is mindful to monitor and limit the impact of the business use including parking on their neighbours. We strongly object to the proposal for permanent use for the above reasons and we request that if the Officer is at variance this goes to Committee.</p> <p>Use of the facility has been noted on a Sunday which is not in the existing permission. Emergency vehicles have reportedly found it difficult to access the close due to the additional parking.</p>
12/0743	47 Avon Castle Drive, Avon Castle- Proposed refurbishment of detached garage with New first floor accommodation over.	Object inappropriate for this sensitive site.
12/0749	21 Fir Tree Close- Erect a 6m X 4.2m gazebo in rear garden (retrospective)	No objection (carried by 4 in favour rest abstained)
12/0754	11 Hill Way Ashley Heath- Convert and extend integral garage into accommodation and replacement garage	No objection provided Case Officer is satisfied in respect of any potential impact on number 10.
12/0770	23 Boundary Lane, St Leonards- Extensions and alterations to front, side and rear	No objection provided compliant with Green Belt Policy and Tree Officer satisfied with the loss of the two trees scheduled to be felled. Overall an improvement to the street scene.
12/0785	12 Ashley Drive South, Ashley Heath- Demolish existing dwelling and erect 2 Bungalows with associated access and car parking.	Object – Overdevelopment of the plot, totally out of character and not in keeping with the street scene. This is a special character area any development within it needs to be in keeping with that. Higher density will exacerbate flooding and water table issues. This is a contrived plot for two properties. Some trees have already been lost and more at jeopardy which is a grave

		concern. Will set a precedent. If Officer is at Variance we request that this goes to Committee.
12/0800	11 Beech Lane, St Leonards- Erect detached double garage.	No objection subject to Tree Officer being satisfied. We repeat our request for a Tree Preservation Order to be made on the Oak trees on this site.

159. Planning Decisions noted:

App	EDDC	Parish	App	EDDC	Parish
12/0612	Approve	Approve	12/0669	Approve	Approve
12/0613	Approve	*	12/0695	Approve	Approve
12/0625	Approve	Approve	12/0709	Approve	Approve
12/0628	withdrawn	object	12/0714 CLU	Approve	Not consulted
12/0632	Refuse	Refuse	12/0755 nmc	Approve	Not consulted

*Forest Edge we did not lodge an objection just a preference to see extension to 3 years not 5 years. 5 years approved.

160. Trees:

1. The following treework was noted:

Consent	12 Chapel Rise	Fell birch T2
Consent	25 St Ives Park	Fell birch A2
Consent	16A The Paddock, Oaktree	Tree work to Oak
Consent	9D Ashley Drive North	Tree work and fell 2 Scots Pine
Consent	9 Heather Close	Fell two silver birch and replant 1
Consent	54 Lions Lane	Crown thin Maritime Pine
Consent	4 Hurn Close	Tree work

161. Exchange of Information:

- Next Meeting is on 11th October 2012 at 7pm
- Cllr Bryan asked the Clerk to include purchasing a projector for planning as significant time could have been saved tonight if the plans could have been viewed collectively.
- Clerk will find the submitted Parish comments on 65 Braeside Road and pass them to Cllr Mrs Warman.
- Cllr Mrs Warman reported that the Pharmacy at 97 Lions Lane has submitted an application for a site on an industrial estate.
- Cllr M Hockley reported received complaints from several residents concerning the parking of builders vehicles at the 62 Oaks Drive development. They had allegedly caused an obstruction on a number of occasions.

8.50pm Cllr Adkins left the meeting.

6. Cllr Hockley reported recent items in the press indicating a change in planning rules. Cllr Hockley was concerned over these.

7. The Clerk was asked to forward the £10 for the community day table to the VHMC.

Meeting closed at 8.50pm

Chairman