

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 20th February 2014 at 7.00pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present: Cllr Mrs J House, Chairman

Cllr R Adkins	Cllr B Goringe	Cllr Mrs A Warman
Cllr R Bryan	Cllr C House	

In attendance: Mrs A Jacobs, Clerk

370. Pecuniary Interests: None.

371. Apologies for Absence: Cllr J Crow and Cllr N Hindmarch

372. Minutes of the meeting held on 30th January 2014, pages 69 & 70 were agreed unanimously, as a correct record and signed. Proposed by Cllr C House, Cllr R Adkins.

373. Public Open Forum:

374. Matters arising from the Minutes:

1. 242 Ringwood Road – Cllr A Warman The owners are still living in the original house. The application has been permitted but does have a condition to ensure the demolition of the original property within a set time frame.

375. Correspondence - Noted:

376. Planning Applications:

App No.	Address	Recommendation
13/0333	Plot 4, land at 5 Egmont Close, Avon Castle- Amended plans showing amended location of plot 4	We have some concerns but subject to Tree Officer and Highways being satisfied minded to approve. Also concerned as the resultant proposal will mean 5 driveways off of a private drive. The land omitted is a temporary measure to contrive permission, what measures can be taken to ensure that this piece of land will remain as SSSI and not taken into the curtilage of plot 4 over time.
13/1086	48 Woolsbridge Road, St Leonards- Single storey extension over existing garage to form additional bedrooms within pitched timber roof structure	Pleased to see that the balconies have been removed however we are still concerned about overlooking particularly on 50 Woolsbridge Road and the sheer scale of the proposal. This is a prominent corner site and this proposal would result in overdevelopment of the site. If minded to approve we would ask that it is conditioned to prevent splitting into two properties and the overlooking issues are addressed. We ask that this goes to EDDC Committee if the officer is at variance and we will send a speaker against
14/0013	20 Avon Avenue, Avon Castle- Extend and enclose front porch to create feature convert garage to create habitable room, single storey rear extension to kitchen following removal of existing conservatory. Removal of two diseased trees as identified.	No objection provided Tree Officer satisfied and in keeping with Special Character Area Policy.
14/0014	20 Avon Avenue, Avon Castle- New detached garage	No objection provided Tree Officer satisfied and in keeping with Special Character Area Policy.

14/0039	4 Fir Tree Close, St Leonards- Sever land and erect one new 3 bed bungalow with garage	Object – garden grabbing, back land development. If Officer is minded to approve every endeavour should be made to limit the impact, such as the removal of future development rights, no overlooking and the fence requested by adj property is conditioned. A badger run is known to be behind this and 2 Fir Tree Close this must be protected. We ask that this goes to EDDC Committee if the officer is at variance and we will send a speaker against.
14/0044	Oakengates 5 Davids Lane- Proposed single storey rear extension	No objection

377. Trees:-

- Confirmation of TPO 1 Bushmead Drive
- Notification of Emergency TPO for 6 months 121 Woolsbridge Road

378. Planning Decisions: The application to extend the fuel Depot close to Folly Farm has been refused as contrary to the Green Belt Policy.

379. Special Character Areas- Members discussed the existing policy and recent applications which had been approved at Ashley Drive South; Ashley Drive North and the pending application at 51 St Ives Park. Members were concerned at the apparent erosion of the areas. Members noted that the areas were established 10 years ago and it was agreed that to give more weight to the policy a review is needed. The Parish should have input into this as the voice of the residents. It was noted that the trees in the rear properties of Sandy Lane form the verdant backdrop of the special character area of St Ives Park. Further walkrounds were needed to establish other specific points worth noting. The Clerk was asked to write to Mr Chope prior to instigating a review and ask in respect of the Localism Act what the definition of the Local view is?

380. Exchange of Information:

1. Next Meeting is on 13th March 2014 in the Committee Room at 7pm
2. Cllr Mrs Warman reported that St Ives House was now under the control of Care South. To make it viable they plan to double it in size. A public display is planned at the Village Hall for the 6th March 2014 at 7pm. Councillors will be invited to a pre-view from 12.30pm to 2pm on the same day.
3. Cllr Goringe reported a lot of work taking place at 137 Sandy Lane – the Clerk was asked to check if there had been any further plans or whether the 2008 permission was still valid.
4. Cllr Bryan asked the Clerk to report to DCC that a crack has appeared in the main driveway access of Matchams Close between the bends. Having seen a lot of clearance on land adjacent of supporting trees and shrubbery residents are concerned about the potential for a landslip.

Meeting closed at 8.25pm

Chairman