

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 3rd April 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 J Crow
Cllr C House

In attendance: Mrs A Jacobs, Clerk and thirty Members of the Public

473. Pecuniary Interests: None.

474. Apologies for Absence: Cllr R Adkins; Cllr R Bryan; Cllr B Goringe; Cllr N Hindmarch; and Cllr Mrs A Warman.

475. Minutes of the meeting held on 13th March 2014 pages 80 7 81 were agreed unanimously, as a correct record and signed. Proposed by Cllr J Crow, seconded by Cllr C House.

476. Public Open Forum: Members of the public spoke against 51 St Ives Park; 122 Woolsbridge Road and 3 Ashley Drive West.

477. Matters arising from the Minutes:

478. Correspondence – Noted

1. Notification of appeal 37 Bushmead Drive
2. Appeal decision 13 Paddock Close – appeal dismissed.

479. Planning Applications:

App No.	Address	Recommendation
14/0095 Amended	3 Ashley Drive West, Ashley Heath- Two chalet bungalows to replace single dwelling – Amended plan shows the proposal moved further forward on the plot	Our previous comments still apply insignificant changes have been made which do not alter our previous objections which were: - out of character with street scene due to the height and adjacent properties being low bungalows. Overlooking to neighbouring properties, overdevelopment, will result in a bulky development. Will impact on adjacent properties amenity space. Concern over neighbouring tree TPO'd. We would be minded to look more favourably if the properties were reduced in height and bulk to limit the impact on neighbouring properties. If minded to approve we would ask that a shadow/shading impact assessment of adjacent properties is conducted as we are very concerned about the potential for loss of light. They should ensure that any bats are adequately catered for. We ask that the Tree officer is satisfied with measures to be taken. If the Officer is at Variance we request that this goes to EDDC Planning Committee where we will send a Councillor to speak against it.
14/0102	Oaklea Lodge, Horton Road, Ashley Heath-2 storey side extension to house plus alterations. Single storey extension to detached garage	No objection provided compliant with adopted policy.

	used as a home office.	
14/0118	44 Ringwood Road, St Ives- Erect a pair of 3 bedroom, semi-detached dwellings 2 X 3 bedroom detached dwellings a carport with a 1 bedroom dwelling over (5 in total) car parking and landscaping (demolish existing dwelling)	A marginal improvement but we would prefer it to be sited in the approved location as we are concerned that the two semidetached properties are now closer to the rear properties. We are still unhappy with the property above the car port as it is not in keeping with the street scene.
14/0134	40 Avon Avenue, Avon Castle- Replacement of existing conservatory/utility room with new utility room extension	No objection provided compliant with policy and tree officer satisfied.
14/0169	122 Woolsbridge Road, Ashley Heath- Demolition of existing dwelling and detached garage. Erection of two pairs of semi-detached properties with associated parking, garaging and amenity	<p>Minor cosmetic changes have been made but these do not address our previous objections about the lack of onsite parking, bulk, out of keeping with the street scene. This is the third live development in the immediate area (8 Peveril Close; 3 Ashley Drive West). The accumulative effect of the three live applications will collectively have a huge impact on the existing properties in Ashley Drive West and Peveril Close. Inaccurate plans do not tie up with the land registry plans which result in a misleading application and should be investigated.</p> <p>If the Officer is at Variance we request that this goes to EDDC Planning Committee where we will send a Councillor to speak against it.</p>
14/0174	51 St Ives Park, Ashley Heath- Outline application (access and layout) comprising demolition of existing detached dwelling and erection of 4 detached dwellings, vehicular and pedestrian access, parking and secure cycle storage, tree protection and landscaping	<p>Strongly object. Although one property has been removed, this plan is no improvement on the previous plans and our objections remain <i>“Strongly object – Over development; would set a precedent. Trees of high amenity value at risk. Cramped contrived plot. Completely out of character with the SCA of St Ives Park and impact on the character of Sandy Lane. Could lead to further backland development. Will severely impact on trees. It is totally out of keeping with the verdant landscape and puts its future at risk. It is most unneighbourly to adjacent properties. Concern about increase of traffic movement out of St Ives Park. This application does not resolve our previous concerns raised re application 51 & 53 St Ives Park. If the Officer is at Variance we request that this goes to EDDC Planning Committee where we will send a Councillor to speak against it.”</i></p> <p>We would emphasise that this amended proposal is totally out of keeping with the street scene and particularly goes against the Special Character Area policy which clearly highlights the characteristics of this area as “being of a compact nature characterised by its sylvan setting and high evergreen hedges. New development must not affect the setting or exert greater impact on the street scene than the existing dwelling”. The addition of the additional access to an additional 3 properties off a single driveway will exert an impact on the rest of St Ives Park and the additional vehicles using the entrance on a sharp bend is a concern.</p> <p>We ask that the EDDC Tree Officer reviews the tree report from the Developers Arborculturist for a second opinion. We have concerns that trees are already coming down in the Sandy lane</p>

		<p>properties affected. These trees are of high amenity value and form a crucial element of the Special Character Area.</p> <p>Residents present asked that the Parish Council requests the Highways Department to review their decision and asks if an Officer has actually viewed the location? The Clerk was asked to pursue this.</p> <p>If the Officer is at Variance we request that this goes to EDDC Planning Committee where we will send a Councillor to speak against it.</p>
14/0238	2 Avon Park, St Leonards- Change of use of garden outbuilding to hairdresser's salon	<p>Object due to the additional cars visiting the site which will cause an inconvenience to adjacent properties and obstruct service and emergency vehicles. The nuisance potential will be detrimental to the quality of life of the adjacent residents.</p> <p>If the Officer is at Variance we request that this goes to EDDC Planning Committee where we will send a Councillor to speak against it.</p>

480. Work on Protected Trees: -

- Consent to various tree work at Oaktree Park
- Consent 1 Ashley Drive North – fell Eucalyptus
- Consent 22 Whitfield Park – various treework.

481. Special Character Areas- A letter from the MP Mr Chope had been circulated to Members. This was discussed. It was agreed that the Clerk will ask EDDC Planning Department to come and meet with Members to discuss the Special Character Areas and, highlight the recent volume of applications in a cluster and the effects.

482. Planning Decisions: None to report.

483. Exchange of Information:

1. Next Meeting is on 24th April 2014
2. Cllr C House reported that the new plot on the corner of Gainsborough Road and Woolsbridge Road was erecting very high fencing. The Clerk was asked by the Committee to report it to the Enforcement Officer as it was very prominent in an open plan area.
3. Cllr C House reported some form of very high structure being erected in the front garden of 6 Woolsbridge Road. The Clerk will await photos and was asked by the Committee report this to the Enforcement Officer.

Chairman