

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 15th May 2014 at 7.00pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present: Cllr Mrs J House Chairman

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

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

- 513. Pecuniary Interests:** 14/0325 Cllr Bryan declared an interest in application 14/0325 as it related to his property and left the table for the debate on this item.
- 514. Apologies for Absence:** Cllr J Crow and Cllr N Hindmarch.
- 515. Minutes of the meeting held on 24th April pages 91 & 92** were agreed unanimously, as a correct record and signed. Proposed by Cllr R Bryan, seconded by Cllr Mrs A Warman
- 516. Public Open Forum:** Members of the public spoke in favour of application 14/0201. Thanks were given to the representative from the School for attending the Parish meeting and including the Parish Council as in the past the Parish has been bypassed.

517. Matters arising from the Minutes:

1. Cllr C House reported on the recent EDDC Planning meeting and the outcome of three applications within the Parish:
 - 122 Woolsbridge Road: Application approved despite it being gross over development, the footprint was moved slightly.
 - 3 Ashley Drive West: Application approved despite the bats issue which seemed to be ignored, the height was lowered by 1 metre.
 - 4 Fir Tree Close: Cllr Mr J House spoke against the application and gave reasons why we should stop backland development. There was no support from the Parish District Councillors but support was given by District Councillors from outside the Parish. The application was still approved.

Concern was raised about the volume of outline applications instead of full applications, which were more difficult to judge, the process appears to favour development.

Cllr Mrs Warman responded to the comments. Cllr Dyer as the Planning Chairman does not support any application on principle as it might compromise his position as Chairman. In respect of 4 Fir Tree, the District Council recently lost an appeal in that road and cost were awarded against them. No one came to speak against it from the immediate vicinity. 3 Ashley Drive West: Cllr Warman had spoken to the adjacent neighbour and he had agreed that if it was lowered by 1 metre it would be acceptable. The bats were not ignored, the Developer knows they must work with the Bat Conservatory Council. The Clerk confirmed that the permission notice specifically details conditions on the height and bat measures.

2. Min. 493.2 1 Ashley Drive North - two neighbours were advised, EDDC advise that it is normal to notify the immediate neighbours either side and the two properties opposite and at the rear.

518. Correspondence – Noted

1. Copies of letters from a resident to the Inspectorate objecting to the application for 37 Bushmead Drive and to EDDC objecting to 122 Woolsbridge Road.
2. Letter from Agent for 14/0201 requesting to speak and explain the proposal. Models of the development were on display.

| App No. | Address | Recommendations |
|---------|--|--|
| 14/0201 | Ringwood Waldorf School, Folly Farm Lane, Ashley - Extension to provide a laboratory at ground floor level; four classrooms; an art room at first floor level together with walkways, a staff room and a lift on the north side of the existing school complex | Mindful of the educational needs of the school, no objection provided conditioned to prevent further development rights and provided the Officer is satisfied it is compliant with Policy. Members were pleased with the design which they felt was in keeping with the rest of the site and location. Carried 3:2 with 1 abstention (Cllr Mrs A Warman) Proposed by Cllr R Bryan, seconded by Cllr B Goringe. |
| 14/0225 | 26 St Ives Park, Ashley Heath- Single storey side and rear extension | No objection provided the spatial quality between the properties is maintained within this special character area and no neighbour objections. Provided no impact on trees. We have a concern that due to apparent close proximity there may be a potential fire risk but it is difficult to judge from the plans. |
| 14/0269 | Office The Sheiling, Horton Road - Additional self-contained classrooms | On the basis that the plans provided conflict with each other we must object as we are unable to come to a conclusion. |
| 14/0313 | 17 Ivy Close Ashley Heath- Front extension | No objection provided Officer satisfied. |
| 14/0324 | Avon Glen, Hurn Lane- Loft conversion to provide two bedrooms and bathroom with dormer windows in front side and rear elevations (renewal of planning permission 11/0724) | No objection provided Officer is satisfied that it is compliant with SCA policy |
| 14/0325 | 14 Matchams Close, Matchams- Erect conservatory | Cllr Bryan left the table for the debate. No objection |
| 14/0326 | 4 Greenwood Way, St Ives- Replace existing concrete panel garage for oak garage | No objection |
| 14/0337 | ADJ 24 Foxbury Road St. Leonards - Variation of condition of planning application 3/12/04971/FUL to allow animal feed store to be used for the storage of uncut stone. | No objection provided for storage only and no stone cutting in store. |

520. Special Character Areas- invitation to discuss a review has been sent this has been passed to Giles Moir, Development Manager. Awaiting response, I have suggested before end of May or July for a meeting. The letter circulated from Mr Chope will be discussed when the Committee prepares to meet with EDDC.

521. Planning Decisions: See minute 517.1 in addition application 14/0254 for 108 Sandy Lane was permitted and 14/0102 Oaklea Lodge Horton Road was withdrawn.

522. Lack of response to email enquiries – The Clerk reported her concerns on emails to the District Council and the automatic response system. It was stressed that when emailing Officers directly responses were always received it was the general email address that was the issue. The Clerk will research examples and raise this with the Planning Chairman of the District Council.

523. Planning Enforcement and Tree Officer Issues – Recent emails relating to Enforcement and Tree issues raised by the public have not been responded to except for an automatic message which says that a response will be when workload and resources allow. It was noted that there were currently some staffing issues. The Clerk will research examples and raise this with the Planning Chairman of the District Council.

- 524. Appeals** – The response from the District Council was non-committal. Cllr Mrs Warman reported that the cost for the application lost in Fir Tree Close was around £10,000. It was noted that costs varied greatly for each appeal as it was dependant on how far the application had progressed. Costs such as these must be available in some form for public accountability. Knowing the financial impact would help the Parish to appreciate the difficulties of the District Council. A Freedom of Information request will be submitted.
- 525. Prior Applications** – Following changes in planning rules which are aimed at speeding up the planning process, applications within certain limits can now be logged through the Planning Portal. In these cases the immediate neighbours are notified and if they raise no objections within a certain time frame then the application is deemed to be permitted development. If objections are raised then the LPA need to decide whether a formal application may be needed at which time the Parish is consulted. These prior applications are listed on the weekly list. The Clerk will send the link to Members who were asked to view the item and respond to the Clerk if they felt that this needed further discussion at a subsequent meeting.
- 526. Exchange of Information:**
1. Next Meeting is on 5th June 2014 in the Committee Room at 7pm
 2. Cllr Mrs Warman had been asked to assist in respect of a high hedge issue at the Rest a While mobile Home Park. The trees were 17' high and had power lines running through them. Regular power cuts were occurring at the petrol station and it may be as a result of this. EDDC have been asked to assist and the resident affected had paid £350 fee as yet no action had been taken. Cllr Mrs Warman had met with the Tree Officer on site and was trying to progress the issue.

Meeting closed at 8.40pm

Chairman