

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on 5<sup>th</sup> June 2014 at 7.00pm  
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present: Cllr R Bryan, Chairman

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

In attendance Mrs Ann Jacobs Clerk to Council and nine Members of the Public.

Cllr M. Dyer, Chairman of the Parish Council took the chair for the election of the Chairman of the Planning Committee

**47. Election of Chairman of the Planning Committee for the Municipal Year 2014/2015**

Cllr R Bryan was proposed by Cllr B. Gorringer, seconded by Cllr R Adkins. Motion carried by 4 in favour and two abstentions, none against.

**RESOLVED: Cllr R Bryan was duly elected Chairman of the Planning Committee for the Municipal Year 2014/2015.**

Cllr R Bryan took the Chair for the rest of the meeting.

**48. Election of Vice Chairman of the Planning Committee for 2014/2015:**

Cllr R Adkins was proposed by Cllr Mrs A Warman, seconded by Cllr B Goringe. Motion carried 3 in favour and 2 abstentions none against. Cllr R Adkins was duly elected as Vice-Chairman.

**RESOLVED: Cllr R Adkins was duly elected Vice Chairman of the Planning Committee for the Municipal Year 2014/2015.**

Cllr Bryan thanked Cllr Mrs House for her sterling work as Chairman.

**49. Pecuniary Interests: None**

**50. Apologies for Absence: Cllr N Hindmarch.**

**51. Minutes of the meeting held on 15<sup>th</sup> May 2014 pages 97-99** were agreed unanimously, as a correct record and signed. Proposed by Cllr C House, seconded by Cllr Mrs J House.

**52. Public Open Forum:** Members of the public spoke against application 14/00370 their concerns were in relation to the tree and shrubbery loss; inaccuracies of the plans; erosion of the special character area; drainage issues; lack of onsite parking for a 5 bedroom house and the overall height and bulk of the proposal. A Member of the public spoke in favour of application 14/0361 and informed Members that he had spoken to the applicant who had been most amenable and assured him that his concerns relating to parking and access would be addressed he had no other issues with the proposal and thanked the Clerk for her advice.

**53. Matters arising from the Minutes:**

1. Min.493.3-The Clerk had received confirmation from EDDC that they were reviewing the volume of For sale boards and their locations but as normally temporary taking action is of low priority due to volume of work.
2. Min. 481 -Dates for an officer from EDDC to talk about the pressures on the Special Character Areas within the Parish has been sent confirmation of availability is awaited.
3. Min. 517 – Cllr Dyer questioned the report on the District Council Planning meeting held on 29<sup>th</sup> April 2014. He asked that it was recorded that at the meeting two of the applications mentioned were approved unanimously and the other one, 122 Woolsbridge Road, was approved 9:2. The minute states that there was no support from the Parish District Councillors. Cllr Dyer asked that if statements are publically made that they are strictly accurate there is support for the Parish. Cllr Mrs House responded that one of the District Councillors from another area had visited the site and although they voted in favour of the proposal they were supportive of our issues. Cllr C House responded and asked that the District Councillors support the Parish when applications go to the District Planning Committee. Cllr Dyer responded by reminding the Committee that, as Chairman of EDDC Planning, he does not usually vote unless his casting vote is needed. This is so that his impartiality is not called into question,

which is something he has explained to Cllr C House previously. Cllr Mrs Warman informed the meeting that she had visited all of the immediate neighbours in respect of 4 Fir Tree Close and none had any objections to it. If it had gone to appeal the District Council would have lost and then the costs would be down to the taxpayer.

The Chairman explained the process for the benefit of the public present. Cllr Mrs House and Cllr C House had attended the District Council on many occasions to give the Parish view to the District Council. The District Council decide the application but if taken to appeal and lost costs can be awarded against the District and this can be very costly some awards have been as much as £27,000.

It was agreed that draft minutes of the Planning Committee would be sent to the Chairman of the Parish Council with the rest of the Committee.

7.30pm Cllr Dyer left the meeting.

#### 54. Correspondence – Noted

1. Notification of Appeal land adjacent to 16 Peveril Close – The Inspectorate will be provided with the Parish comments with the EDDC Officers report.
2. 51 St Ives Park – The Clerk has chased the decision on this application and been informed that the Officer is still awaiting a final decision from the Tree Officer but this is likely to be saying that provided a robust replacement planting scheme is carried out as planned he will have no objections to the scheme, if this is the case the Officer will then be able to progress the application. Cllr Mrs Warman will speak to the Tree Officer and raise the Parish concerns about the potential impact of removing key trees on the remaining trees which the previous Tree Officer was concerned about as this can make them vulnerable.

Cllr Adkins reported his concern about tree loss around the special character areas. The trees are often in the backdrop and just outside of the SCA but are essential for the essence of the SCA. This was discussed the Committee agreed that this should be brought to full Council to consider the severe threat to the SCA's in the Parish primarily due to tree loss. Agreed unanimously.

#### 55. Planning Applications:

App No.	Address	Proposal	
14/0271	Land To The Rear Of 1 Ashley Drive North Ashley Heath	Non Material Amendment To Planning Application 3/13/0422 To Include En- Suite To Bedroom Three With Obscure Glazed Roof Light	Listed as NMC so no plans provided however, application was refused. It was noted that permitted development rights had been removed at the time of the original approval. EDDC Enforcement have handled the application.
14/0361	2 Acorn Close St Leonards	Convert the existing integral garage to habitable living space and build a new single detached garage to the side. Ground floor extension to rear & new porch to front.	The Parish will support the application provided applicant confirms in writing about parking and access as discussed with immediate neighbour and provided surface water mitigation measures in place.
14/0370	12 Ashley Drive South Ashley Heath	Extension And Reroof Of Existing Chalet Bungalow To Create Four Bedroom Chalet Bungalow And Erection Of New Detached Garage And New Vehicular Access	Object – The proposal is contrary to the adopted Core Strategy, specifically in relation to the Special Character Area in which this site sits. The proposal is out of character and out of keeping with the criteria for this special character area. The plans are inaccurate, the proposal is for a 4 bed property but the plan shows 5 bedrooms and a study. The proposal will be over development of the site, intrusive to neighbours, unneighbourly and detrimental to the area. The proposal will result in two driveways which will spoil the rhythm and spatial quality of the SCA. Please note that building has already begun we ask that if

			approved a condition to replant established trees is applied. If the Officer is at variance we ask that this goes to EDDC Committee and we will send a speaker.
14/0424	67 Ashley Drive South Ashley Heath	Removal Of Existing Timber Garage And Store Construction Of Car Port. Rear Single Storey Extension. First Floor Balcony Front Garden Terrace And Entrance Steps	No objection provided no overlooking issue.

**56. Work on Protected Trees:** The Clerk reported on a number of applications most of which appeared to be refusals.

**57. Planning Decisions:** Noted

App No.	EDDC	Parish	App No.	EDDC	Parish
13/1223	Refuse	Refuse	14/0205	Approve	Approve
14/0134	Approve	Approve	14/0324	Approve	Approve
14/0140	Approve	Approve	14/0326	Approve	Approve
14/0187	Refuse	Refuse			

**58. Exchange of Information:**

- Next Meeting is on 26<sup>th</sup> June 2014 in the Committee Room at 7pm Cllr Willetts has been asked to attend as three members will be on leave.
- The Clerk asked the Committee about revising the meeting schedule and explained about the risk of more application needing an extension on time or being decided by delegated powers. After consideration Members felt that the schedule should remain as already agreed on a 3 week rota.
- Cllr Mrs J House: At the last full Council it was intimated that married couples serving on the same Committees caused an issue with attendance numbers for example if on annual leave. Cllr Mrs J House circulated attendance figures of the Planning Committee for the last year which clearly showed that Cllr Mrs House and Cllr R Adkins had the highest attendance rate closely followed by Cllr C House in third position. Cllr Mrs House therefore felt that the comments were unjust. Noted.
- Cllr Mrs Warman reported that several places have now been given permission to erect bird spikes on trees to prevent birds defecating onto properties, especial some mobile home parks.

Meeting closed at 8.45pm

**Chairman**