

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 26th 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 N Hindmarch

Cllr Mrs A Warman

Cllr G Willetts

In attendance Mrs Ann Jacobs Clerk to Council and 49 Members of the Public.

77. Pecuniary Interests: None

78. Apologies for Absence: Cllr B Goringe; Cllr C House; Cllr Mrs J House

79. Minutes of the meeting held on 5th June, pages 9-11 were agreed unanimously, as a correct record and signed. Proposed by Cllr Mrs A Warman, seconded by Cllr R Adkins.

80. Public Open Forum: Members of the public spoke against applications:

- 14/0174 – concerns were damage to the Special Character area as a result of tree loss; splitting of plot additional traffic due to increase in density.
- 14/0266 – concerns were cramped development; height of chalet dwellings in area of low bungalows; lack of onsite parking; detrimental to their amenity space; totally out of keeping.
- 14/0296 – concerns were safety as very narrow road and application has little onsite parking; drainage and sewerage further demands on; flooding.
- 14/0370 - concerns were in relation to the special character area; drainage; loss of shrubbery, hedging and trees on the site.
- 14/0460 – The applicant answered questions raised and confirmed that the Whitfield Park entrance is retained by the TH Russell Trust to be used when they need to maintain their retained area of land and does not form any part of the application. Construction traffic will use the new Horton Road entrance once open. Highways have been consulted and required the position indicated. Due to shift patterns most staff will be accessing the site outside of peak traffic times. Although the Dorset for You site specifies the site as Green Belt the Dorset Explorer map; the applicant and Cllr Mrs Warman confirmed it is not Green Belt.

81. Matters arising from the Minutes:

1. Min. 55 – 2 Acorn Close the applicant has confirmed his intentions in writing to the adjacent property
2. Special Character Areas and Clustering of new developments – Mr S Trueick, Planning Policy Manager EDDC will attend the next meeting on 17th July. Members to consider the format of the meeting.
3. Min 55 – Office The Shelling – The Officer explained the application which is for just the one building and the Chairman authorised the following comment: *We have no objection provided the proposal is compliant with Green Belt Policy and the agreed Statement of Development Intentions specific to the site.*

82. Correspondence, noted:

1. Letters of objection for 14/0296
2. Notification of appeal by Written Representations – 48 Woolsbridge Road 13/1086

7. Planning Applications:

| App No. | Address | Recommendation |
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| 14/0174 | 51 St Ives Park- Amended plans access and layout for consideration – Outline application for demolition of existing dwelling and erection of 4 X detached dwellings. | Strongly object completely out of keeping with the designated Special Character Area which we would highlight to you. The pattern of development, comprising <i>“three distinct loops with properties regularly spaced around them, is distinctive. The roads, enclosed by frontage hedges and tall pines, are further closed by the curving road alignment. High evergreen hedging, mostly</i> |

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| | | <p><i>of clipped laurel, extends as continuous green walls along wide frontages, broken only by narrow driveways. They partially screen the buildings and car parking and afford a high degree of privacy and seclusion. They also help to unify the area and create attractive streetscapes. The abundance of Scots pine throughout the area provide a backdrop and setting for the buildings. The pines form the dominant unifying theme and give the area its distinct identity.”</i></p> <p>The replanting scheme does not adequately compensate for the loss of mature trees which are essential to this SCA. Remaining trees will become vulnerable to wind and weather as previously highlighted by the former Tree Officer of EDDC. It is a cramped proposal which does not meet the requirements of the St Ives Park SCA development criteria. It is clearly overdevelopment of this particular site. Any replanting should be conditioned to ensure large established trees are replanted and if it does proceed permitted development rights should be removed to prevent even further damage to this area.</p> <p>A copy of the SCA description is attached and is highlighted to indicate specific concerns in relation to the required development criteria. Agreed unanimously. If the Officer is at variance we ask that this goes to Committee where a Parish representative will speak.</p> |
| 14/0219 | 36 Foxbury Road, St Leonards- Single storey extension with formation of room above with integral double garage and two new dormers to North elevation | No objection subject to compliance with Green Belt Policy. Agreed unanimously. |
| 14/0247 | 22 Windmill Lane – land adjacent- New dwelling on land adjacent to 22 Windmill Lane. | No objection. Agreed unanimously. |
| 14/0278 | 17 Pine Drive, St Ives- Extension to existing bungalow at the side and front of the building | No objection subject to Tree Officer. Agreed unanimously. |
| 14/0266 | 15 Heather Close St. Leonards-erect Two 3-4 Bed Detached Dwellings (Demolish Existing Bungalow) | <p>Object – Out of keeping. Loss of privacy to neighbouring properties amenity space. Bulky proposal for the site. Cramped development and contrived site for two properties. Two storey properties are totally out of keeping with the street scene. Increased visual mass is gross overdevelopment. Lack of onsite parking for this proposal. Agreed unanimously.</p> <p>If the Officer is at variance we ask that this goes to Committee where a Parish representative will speak.</p> |
| 14/0296 | Land adj 6 laurel lane, St Leonards- Construction of a detached bungalow with parking and access | <p>Object – Contrived plot. Narrowness of lane does not lend itself to additional on road parking close to the junction with Woolsbridge Road. Lack of onsite parking. Increase in hardstanding coverage will exacerbate the existing road flooding issue which has become very evident this last Winter. Sewerage and drainage system is beyond capacity and has an existing problem. Totally out of keeping, will be a cramped proposal. This proposal is no improvement on the two previous schemes already dismissed at appeal. Agreed unanimously.</p> |

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| | | If the Officer is at variance we ask that this goes to Committee where a Parish representative will speak. |
| 14/0345 | The Lantern Community Folly Farm Lane Ashley- Change of Use of Pottery to 2 Bedroom Dwelling | Refuse unless compliant with the Green Belt Policy and agreed Statement of Development Intent We are concerned that this is development by stealth. Agreed unanimously. |
| 11/0370 amended | 12 Ashley Drive South, Ashley Heath- Amended plan Extend and re-roof existing chalet bungalow to create five bedroom chalet bungalow and erect new detached garage. Amendment is to alter design of detached garage to a flat roof instead of a pitched roof. | Object - The amendment does little to ameliorate our previous objections except for the removal of one of the accesses. The proposal is within the SCA and this amended proposal is still not compliant with the development criteria of the SCA. On-site parking facilities are inadequate for a five bed property. Very concerned that the remaining trees are protected. This proposal puts the spatial quality of the SCA under threat. We are concerned about the flat roof on the garage leading to even further development above. The loss of hedging and verdant quality of the site is vandalism and must cease as it goes against the core elements of the SCA. Agreed unanimously. |
| 14/0421 | 42 Avon Castle Drive, Avon Castle -1. build wall from the left of the front elevation of the house to the boundary with 46 ACD 2. Build a wall from the right of the house to boundary with 40 ACD 3. Build a double carport on the right front elevation of the property | No objection. Agreed unanimously. |
| 14/0445 | 1 Oaks Drive, St Leonards- Submission of reserved matters for scale, appearance and landscaping of the erection of one block of flats at rear of site (approval 11/0255 refers) | No objection. Agreed unanimously. |
| 14/0454 | 1 Oaks Drive, St Leonards- Outline application for 1. Replacement of existing single storey dwelling with a 2 bedroom chalet dwelling and single detached garage at front of the plot. 2. The erection of a pair of semi-detached 2 bedroom chalet dwellings and the retention of the previously approved block of 4 two bedroom flats at the rear of the site with associated parking and amenity provision. | Object – overdevelopment of the site. This is an inappropriate site for family dwellings due to noise and air pollution from the adjacent A31. Severe lack of onsite parking for a development of this scale and with the site entrance immediately adjacent to the junction with the A31. There is an existing flooding issue at this junction. Agreed unanimously. If the Officer is at variance we ask that this goes to Committee where a Parish representative will speak. |
| 14/0460 | St Ives House, Horton Road, Ashley Heath- Erect a 60 Bed care home 14 close care apartments and 4 close care cottages together with ancillary buildings new vehicular access, car parking and landscape planting (demolish existing buildings) | No objection although we seek reassurance on the hours of arrival of staff to avoid peak times as Horton Road is already exceedingly busy and causes access issues. We note that deliveries will in future enter via Horton Road which will reduce traffic numbers from St Ives Wood entrance. Motion carried with 3 in favour and 2 abstaining. |

83. Work on Protected Trees noted:

- REFUSE 3 Gainsborough Road – fell Cypress
- REFUSE 65A Woolsbridge Road Fell 2X Pines
- CONSENT – 15A Avon Castle Drive – fell 2X Oak and 4X Pine – on condition of replanting of 3X Oak and 4 X Scots Pine of at least 3 m height to be carried out.

- REFUSE – 11A Compton Beeches reduce lateral branches Pine T1
- CONSENT – 11A Compton Beeches crown lift Pine T1
- CONSENT – 9 Avon Avenue fell Spruce T1
- REFUSE – 18 Ashley Drive North fell copper Beech T1 and Pine T9
- CONSENT 18 Ivy Close – fell 2X silver Birch
- REFUSE – 6 Sunest Park – fell Scots Pine

84. Planning Decisions: none to report

85. Exchange of Information:

1. Next Meeting is on 17th July 2014 in the Committee Room at 7pm – note this meeting may run on due to discussion on the Special Character Areas.
2. 51 Wayside Road CLU application – deadline for responses 8th July – further information being researched. Members agreed that the Chairman and Vice Chairman of the Committee are delegated to respond on behalf of the Council.
3. The Clerk will report the pavement outside 6 Laurel lane for repair again.

Meeting closed at 9.32pm

Chairman