

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 17th July 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 C House

Cllr Mrs J House

In attendance Mrs Ann Jacobs Clerk to Council; Cllr M Dyer and 12 Members of the Public.

Special Character Areas – Members received a presentation from Cllr R Adkins regarding the Special Character Areas. Both areas are characterised by the volume and form of trees which gives a sylvan setting to the area. It was stressed that trees in adjoining roads form the backdrop to the defined areas and were as vital as the trees within the boundary to maintaining that character. The Council accepts that we need to have development but the splitting of plots and loss of trees is of great concern. These areas are defined by their spatial qualities, large bungalows/properties on spacious plots. The Council requested a review of Tree Preservation Orders in the Parish as a number were blanket orders going back to the late 70's early 80's. A swifter response to concerns when trees were under threat was also requested. When replanting is required substantial stock of sufficient quality and size needs to be specified.

Mr Simon Trueick Planning Policy Manager Christchurch and EDDC responded. He had driven around the two areas and noted the qualities referred to. The information provided will be used to assist his Department in the compilation of the next stage of the Local Plan. It was explained that the 400m protection zone of the heaths was forming a corridor between two areas where development could take place, unfortunately this includes the special character area of Ashley Drive and St Ives Park. Most of Avon Castle does now fall within 400m of SSSI so development will not go in there unless Natural England change their policy. Trees on the edges of these SCA's have not been looked into and that could be further investigated as there does appear to be an issue. There is a role for the Parish Council to make the populace aware of the things which make this area special, for example trees. There does appear to be an issue with the trees on the edges of these areas, extending the SCA's is not really an option but looking at the Trees needs to be considered and I will take this back to my Team.

Cllr Adkins mentioned recent correspondence from Mr Chope, offering to support the Parish Council if it had a case study where an application was approved in the SCA but did not seem to meet policy requirements. Would EDDC support such action? Mr Trueick informed the Members that this would be up to the Leader of the Council to decide not his Department.

The Chairman thanked Mr Trueick for attending.

86. Pecuniary Interests: None

87. Apologies for Absence: Cllr B Goringe and Cllr N Hindmarch left at 8.06pm after the Special Character Area presentation.

88. Minutes of the meeting held on 26th June, pages 15-18 were agreed unanimously, as a correct record and signed. Proposed by Cllr Mrs A Warman, seconded by Cllr R Adkins.

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

90. Matters arising from the Minutes:

1. 51 Wayside Road CLU – response despatched raising concern
2. Letter from local historian concerning the application for the hospital site
3. EDDC Planning Agenda – Parish speakers booked to speak against 121 Woolsbridge Road and 12 Ashley Drive South

91. Correspondence, noted:

1. Confirmation of TPO rear of 6 Fir Tree Close
2. Notification of appeals 3 Oaks Drive, and 3 Ashley Drive West.

92. Planning Applications:

App No.	Address	Recommendation
14/0476	6 Struan Gardens, Ashley Heath- Conversion of garage in to bedrooms and erection of detached timber garage	No objection
14/0514	1 Rowan Close, St Leonards- Non material amendment to planning app 13/0237 for single storey rear extension – Replace garage flat roof with pitched roof to change the side gable of garage to be tiling in place of brickwork	NMC – no consultation required.
14/0522	1 Struan Close Ashley Heath- Bay window to bedroom one front face brick dwarf boundary wall, hard surface areas to be drained to rain water soak away	No objection
14/0549	119 Lions Lane, Ashley Heath - Extend at ground floor to side, raise roof to form rooms in extended roof space (demolish conservatory)	No objection provided no overlooking issue
14/0570	11 Fernlea Close St Ives - Use part of garage to form dining room. Erect pitched roof over garage	No objection
14/0571	6 Hurn Close, Ashley Heath -Raised roof with dormers, side and rear extensions	No objection

93. Work on Protected Trees noted: Members were concerned about the consent on 51 St Ives Park.

Members asked the Clerk to seek clarification on the reasons why and also the replanting specification.

- Consent – 9 Davids Lane fell 12X Pine
- Refuse – 9 Davids Lane to fell 1X pine tree
- Consent – 51 Ashley Park to fell 4 X Pine Trees 1 to be replanted
- Consent – 26 Avon Castle fell one Cryptomeria
- Consent 17 Chapel Rise to fell one Cypress
- Consent – 26 Hurn Road fell 2 X Monterey Cypress and one Cypress

94. Planning Decisions: noted

App.	EDDC	Parish	App.	EDDC	Parish
14/0013	Permit	Permit	14/0238	Refuse	Refuse
14/0219	Permit	Permit	14/0325	Permit	Permit
14/0225	Permit	Permit	14/0361	Permit	Permit

95. Exchange of Information:

1. Next Meeting is on **7th August 2014**
2. Application for 193-195 Ringwood Road – Site currently used for kennels the application is to demolish and build a new church hall. The application will be formally discussed at the meeting on 7th August after proper consultation processes have been followed. As the applicant had come along this evening Members were asked to take a brief look at the plans. The Chairman stressed to the applicant that no decision was being made this evening as it must be done after the formal processes had been followed. Members asked the applicant questions about parking; potential traffic flow and membership but reserved their decision to the meeting on the 7th August.
3. The Clerk was asked to put an item on the next full Council agenda requesting consideration of updating the Parish Plan of 2007.

Meeting closed at 8.50pm

Chairman

Planning Committee Minutes

17th July 2014