

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 16th October 2014 at 7.00pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present: Cllr R Adkins, Vice Chairman in the Chair
Cllr B Goringe Cllr C House Cllr G Willetts
Cllr N Hindmarch Cllr Mrs J House

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

217. Members resolved to suspend standing order 3L following the amendment to the Public Bodies (Admissions to Meetings) Act 1960, dated 6th August 2014. Proposed by Cllr Mrs J House, seconded by Cllr B Goringe agreed unanimously.

218. Declarations of Pecuniary Interest: None

219. Apologies for absence: Cllr R Bryan and Cllr Mrs A Warman.

220. Public speaking – None requested.

221. Minutes – The Minutes of the meeting held on 18th September 2014 pages 32 & 33 were agreed unanimously as an accurate record and signed. Proposed by Cllr B Goringe and seconded by Cllr C House. It was noted that the copy circulated to Members showed the Chairman as Cllr Mrs J House which was incorrect. The file copy had already been corrected to show Cllr R Bryan in the Chair and signed.

222. Matters arising from the Minutes: None

223. Correspondence, for information only:

1. EDDC Planning Agenda
2. Notification of appeal by Written Representations Land Adj 6 Laurel Lane 14/0296
3. Letter from a resident raising concerns about the presentation and acceptance of photographs at the last planning meeting.
4. 14/0866 The Chimes Davids Lane- Notice of proposed demolition of existing dwelling
5. 16 Pine Manor Road Appeal – Appeals dismissed and enforcement notice upheld to return the land to the condition in which the applicant found it.
6. 46 Lions Lane – we objected under the grounds that the proposal is within 400m of SSSI however this was for an extension which is permitted under the Heathland Framework it is additional dwellings which are not. Comment had to be withdrawn.
7. Appeal decision land adj 16 peveril close – appeal dismissed.
8. Appeal decision 37 Bushmead Drive – appeal dismissed

224. Planning Applications:

App No.	Address	Recommendation
14/0780	25 St Ives Wood- Rear extension with first floor access for bedroom with balcony, en-suite and dressing room. New proposal porch and extension to garage to side of the building	We have insufficient information to make an informed decision as the application does not have a bat report, tree report and detailed location plan. From what has been supplied we have concerns about overlooking, impact on trees. There is no indication of the proximity of the property at the rear. Whilst there are other examples of first floor accommodation in the roof spaces in the vicinity we feel that the proposal is too modern. Without more detail it is difficult to assess whether the proposal will be detrimental to the amenities of other neighbouring dwellings. From the information supplied we feel that the proposal does affect the landscape features of the site.

App No.	Address	Recommendation
14/0796	77 Boundary Lane, St Leonards- Erect replacement dwelling (demolish existing dwelling and annexe)	No objection provided Officer is satisfied that it is compliant with Green Belt Policy.
14/0816	5 Post Office Lane, St Ives - Extend at ground and first floor to provide additional accommodation at first floor within extended roof space.	Object – proposal leaves little if any amenity space at the rear of the property. We have serious concerns about overlooking to the properties at the rear due also to the topography of the site. It will result in bulky overdevelopment of the plot. Poor design not in keeping with HE2 as it is not compatible with the visual impact it has on Azalea Close and its relationship to nearby properties. We support the concerns expressed by adjacent properties in Azalea Close.
14/0837LBC	Ashley Lodge, Verwood Road, Ashley - Internal works to DPC in walls, new ground floor and stud partitions to form bathroom an e-suite on first floor refurbish existing windows	No objection provided LBC Officer is satisfied that it is compliant with policy
14/0848	193 & 195 Ringwood Road, St Leonards- Demolition of kennel building and erection of a church hall with parking	An Improvement, no objection.
14/0871	St Leonards Hospital 241 Ringwood Road St Leonards - A detailed application for demolition of existing buildings and redevelopment to provide 210 dwellings; formation of a new feeder road, priority junction, site access and footpaths off Boundary Lane; estate roads and parking; a replacement cricket pavilion of 200sqm; informal open space and recreation (inclusive of retained cricket pitch); landscaping; lighting; bat barn for a replacement maternity bat roost; and a Nature Reserve. An outline application with all matters reserved for the erection of a care facility of up to three storeys and no more than 80 beds and car parking.	An extension to 6 th November meeting has been agreed with the Officer due to the extent of the application. Members asked the Clerk to arrange for an EGM to discuss this due to the complexities and volume of the application.

14/0874	14 Windmill Lane, Avon Castle- Demolition of existing dwelling and construction of a 5 bedroom detached dwelling with integral garage and summer house	We note that there is a positive bat report yet no measures are indicated to protect them. Provided the Tree Officer is satisfied and that it is compliant with SCA policy and measures taken to protect the protected species identified we have no objection.
14/0884	Homeland Farm, Ringwood Rd, Three Legged Cross- Installation of Solar farm. Re application to discharge minor amendments and changes to the consented plans and reports.	No objection
14/0934/ PRIOR	Thatch Cottage, Folly Farm Lane, Ashley- Single storey extension	The proposal appears to be considerably more than the 50% Green Belt Policy requirements. The proposal is too large and is out of keeping altering a small cottage beyond recognition.

225. Work on Protected Trees:

- Consent - 10A Windmill Lane fell Silver Birch
- Consent – 23 St Ives Wood – fell Conifer, birch and Pine T3-T6
- Consent – Avon Cottage fell English Oak
- Consent – 14 Davids Lane Fell Scots Pine
- Withdrawal of Tree works application 8 A Hurn Road
- Consent – 23 Chapel Rise various Tree work
- Consent 81 St Ives Park Fell two Birch and remove branch from a third
- Consent – Zarabanda Horton Rd – fell Scots Pine
- Refuse - Zarabanda Horton Rd to fell Scots Pine
- Refuse - 24 Cedar Avenue – fell Scots Pine

226. Planning Decisions: noted.

App.	EDDC	Parish	App	EDDC	Parish
14/0174	Refuse	Refuse	14/0520	Approve	Approve
14/0201	Refuse	App if compliant	14/0786	Approve	Approve
14/0345	Permit	Refuse unless compliant	14/0800	Approve	Refuse
14/0460	Approve	Approve			

227. It was resolved to exclude the press and public to discuss the next item as it takes the form of an official complaint - Reviewing the submission/acceptance of supporting evidence from the public at Parish Planning Meetings. Proposed by Cllr C House, seconded by Cllr Mrs J House. Agreed unanimously.

See confidential Minute file Minute 227 16th October 2014.

228. Exchange of Information:

1. Next Meeting is on 6th November 2014
2. Cllr Mrs J House reported Gainsborough Road needs a pavement and road sweep. The Clerk reminded Members to provide information for the Street Cleaning consultation which closes on 31st October.
3. Cllr Adkins raised his concern about the traffic congestion on Horton Road which has occurred since the removal of the third lane at the Ashley Heath Roundabout, access from Horton Road. Traffic now comes back to Struan Gardens at peak times.

Meeting Closed at 8.50pm

Chairman