

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 27th November 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 C House
Cllr Mrs J House

Cllr N Hindmarch
Cllr Mrs A Warman.

In attendance Mrs Ann Jacobs Clerk to Council

312. 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 C House agreed unanimously.

313. Declarations of Pecuniary Interest: None

314. Apologies for absence: Cllr B Goringe

315. Public speaking – None

316. Minutes – The Minutes of the meeting held on 6th November 2014 pages 53 & 54 were agreed unanimously as an accurate record and signed. Proposed by Cllr Mrs J House and seconded by Cllr Mrs A Warman.

RESOLVED: The minutes of the meeting held on 6th November 2014 pages 53 & 54

317. Matters arising from the Minutes: None

318. Correspondence, for information only:

- Copy of a letter from a resident to EDDC objecting to application 14/1004 was circulated to members

319. Planning Applications:

App No.	Address	Recommendation
14/0879	Highbene Warren Lane Ashley Heath-Erect Garage with Utility Room and Storage Space Over	No objection provided Tree Officer satisfied.
14/0958	6 Hurn Close, Ashley Heath- Side and rear extension together with dormer windows and raising of roof in association with the formation of living accommodation in the roof space-	<i>The Chairman and Clerk made the following response under delegated powers due to time constraints as an extension was not granted:</i> No objection provided any existing screening is maintained to prevent any loss of privacy or overlooking of neighbouring properties. Measures to ensure no overlooking should be taken.
14/0963	5 Windmill Lane, Avon Castle-Proposed extension and alterations including single storey extension garage and porch	No objection
14/0971	70 Ashley Drive South, Ashley Heath- Ground and first floor extensions in association with the formation of living accommodation in the roof space together with associated alterations	<i>The Chairman and Clerk made the following response under delegated powers due to time constraints as an extension was not granted:.</i> No objection provided any recommendations by the Tree Officer are strictly adhered to.

14/0985	3 Ashley Drive West Ashley Heath- Reserved matters application (pursuant to outline application 14/0095 for 2 chalet bungalows) to consider details of access appearance, landscaping and scale of the dwellings proposed	Object – The design is not in keeping with the existing street scene and the bulk and scale of the dwellings is over development of the site not compliant with policy HE2 of the Core Strategy. . We refer you to the drawing of the street scene which clearly shows the site as being out of keeping due to the height of the proposal. The visual impact is also unacceptable on the Peveril Close properties immediately behind which are low bungalows. We also would highlight the positive bat report as we do not see any measures being taken within the papers provided.
14/0998	Robina, The Chase Ringwood- Two storey side extension	Objection we are concerned about the potential tree loss we support the Tree Officer and would ask that his concerns are addressed. We ask that adjustments are made to ensure there is no overlooking issue. The drawings submitted are misleading and out of date as another property was built in the rear and garden split off in 2010, now called 37 Hurn Road.
14/1004	52 Woolsbridge Road, St Leonards- Proposed two storey extension at rear, new dormer window 4no. velux windows and new fence to front boundary.	Whilst we are pleased with the design we are concerned about the potential for overlooking and ask that the Officer looks closely at this to ensure that this does not occur.
14/1020	4 Fir Tree Close, St Leonards- Minor material amendment to application 14/0039 to extend rear wall of kitchen and square off footprint.	No objection
14/1021	20 Ashley Drive West Ashley Heath- Minor Material Amendment to vary condition 2 of planning application no. 3/13/1030/FUL to add 2 roof lights to bathrooms	The parish consultation sheet quotes incorrect application numbers as they do not marry up with the information on the web which is confusing and unclear, we therefore cannot make a clear decision. A previous application for what appears to be the same proposal was previously refused.

320. Work on Protected Trees were noted. Members were disappointed to see so many in the St Ives Park area.

- Refuse – 2 Woodland Glade – refuse to fell Douglas Fir
- Refuse – 81 Sandy Lane – To remove lateral branches from Pine T1
- Refuse 41 Ashley Park – to crown lift T1 Liquidambar
- Consent 41 Ashley Park – Pine T2 reduce lowest lateral branch
- Consent – 53 St Ives Park – fell Beech T1 and Lawson Cress T2
- Consent – fell Cypress T1 and T2 and remove lateral branches T3 Oak
- Consent – 2 Woodland Gade to crown lift Douglas Fir T1
- Consent – 51 St Ives Park – various to reduce canopies of 6 trees
- Consent – 41 Avon Castle Drive – fell weeping Willow T1
- Consent – 3 Sunest Park – fell Norway Spruce T1 and T2 replanting required X1
- Consent The Den 149B Lions Lane – fell Monterey Pine T1 and replant required.
- Consent – 21 Avon Ave – fell T1 Pine
- Consent 7 Heath Road – fell Birch T1 and Spruce T2
- Consent 70 Sandy Lane – fell Holly and prune canopy of Oak
- Consent – The Maples, Horton Rd – remove dead limbs from Oak and crown lift
- Consent 68 Lions Lane – fell Silver Birch T1
- Consent 25 St Ives End Lane – crown lift canopies of silver birches and Oaks
- Consent – 8 Windmill Lane – fell English Oak and prune Western Red Cedar
- Consent 7 St Ives Park – reduce Beech height and spread
- Consent 3 Brockwood – crown lift T1 and T2 Pine and Lime

- Consent 49 St Ives Park – reduce height of Cedar
- Consent 21 Avon Ave – fell Pine T1
- Consent 70 Ashley Drive South – reduce height of Cedar and two Cypress
- Consent 81 Sandy Lane – crown lift Pines T1 and T2
- Consent 1A Post Office Lane – crown lift Lime T1

321. Exchange of Information:

1. Next Meeting is on 18th December 2014
2. Next agenda how we deal with objections letters;
3. Cllr Mrs A Warman reported on an architects meeting re the Hospital site. The site will be 40% affordable housing rest private housing. The designs are very bland and suggestions have been made to improve them by the panel. The heights are very similar and include some three storey properties including blocks of flats although there are no bungalows. More gables are suggested. The designs lack details such as no eaves and variations. Windows are zinc. No lifts are in the flats so the elderly will be restricted to the ground floor. No focal points, the street layouts very straight and lack landscaping. Alongside the Victory Oak parking is allocated on the wrong side of the road to the properties. No bin stores are indicated. The Architects asked for some variety such as different chimney heights, improved street layouts etc. Highways will not currently accept the layout. The concept is good but the design is bland and needs more detail.
4. Concern was raised about the recent refusal of extension of time for comments on plans. The Clerk will put this for discussion on the next agenda.

Meeting closed at 8.26pm

Chairman