

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 6th August 2015 at 7.00pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present:– Cllr N Hindmarch Chairman,
Cllr Mrs J. House (took the Chair for applications 15/750 & 15/0751

Cllr Mrs B. Waugh
Cllr Mrs J. Carter

Cllr C. House

In attendance: Mrs A Jacobs Clerk and sixteen Members of the Public.

133. Declarations of Pecuniary Interest: No pecuniary interests declared. Cllr N Hindmarch declared a personal interest in Planning application 15/0750 & 15/0751 as he Lives close by. Cllr Hindmarch asked the Committee to elect another Chairman for these two applications.

134. Apologies for absence: Cllr R Adkins; Cllr R Bryan and Cllr Mrs A Warman

135. Public speaking:

1. Several spoke against applications 15/0750 & 15/0751
2. Dr Williams spoke on the history of the Cricket Club on the Hospital site - application 14/0871

136. Minutes –The Minutes of the meeting held on 16th July 2015 pages 23-25 were agreed unanimously as a true record proposed by Cllr Mrs J House, seconded by Cllr C House,
RESOLVED: The Minutes of the meeting held on 16th July 2015 pages 23-25 were adopted as an accurate record.

137. Matters arising from the Minutes: None

138. Correspondence as follows was noted:

1. Amended plan 15/0454 – 50 Woolsbridge Road, showing gates set back 0.5m to 5.0m from carriageway
2. Notice of appeal by Written Representations 15/0310 – land adj 53 The Glade

139. Planning Decisions: Noted

App	EDDC	Parish	App	EDDC	Parish	App	EDDC	Parish
15/0208	Withdrawn	--	15/0479	Approve	Approve	15/0601	Approve	Approve
15/0246	Refuse	Refuse	15/0569	Approve	Refuse – Lonestar The Chase	15/0625	Approve	Approve
15/0414	Refuse	Approve 74 Woolsbridge Rd	15/0588	Approve	Refuse 144 Sandy Lane	15/0649	Approve	Approve
15/0454	Approve	Approve	15/0591	Approve	Approve			

140. Planning Applications:

App No.	Address	Proposal
14/0871	St Leonards Hospital, 241 Ringwood Road- A hybrid planning application comprising: 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	The following concerns still remain: 1. The lack of public open space for 210 homes. The cricket area is protected and restricted for only cricket use so should not be appropriated as part of the public open space provision. 2. The density of the proposal will result in a cramped development with a lack of sufficient parking spaces. 3. Asbestos removal – we would ask that this is dealt with before the housing development commences

	up to three storeys and no more than 80 beds, and car parking as amended by plans received 15/10/14 and by plans received 01.07.2015 (see Schedule of Amended Plans & Schedule of Amended Documents).	<p>4. The Victory Oak is a memorial and needs more significant protection</p> <p>5. Designs of the houses are still poor and appear very boxy, too utilitarian.</p> <p>6. The site needs more recreational spaces for a family housing development</p> <p>7. We do not feel that the space allocated for gardens and recreation fits with the new Government initiative to "get active".</p> <p>We would like due consideration to be given to our concerns but do not require this to go to EDDC Committee.</p>
15/0642	13 St Ives Wood, St Ives- First Floor Extension over existing garage raise and convert new roof space formed to provide additional living accommodation	No objection provided no overlooking; Provided Officer is satisfied that the proposal will not impact on the neighbouring properties. Would suggest permitted development rights are removed.
15/0697	Sunnyacre Horton Road, Ashley Heath- Single storey extensions to rear and side	No objection
15/0750 & 15/0751 Cllr Hindmarch withdrew from the Chair for this application.. The Committee unanimously appointed Cllr Mrs J House as Chairman for this item.	<p>209 Ringwood Road St Leonards -</p> <p>1. Change of use from use class A1 retail) to a drive-through Starbucks Coffee Shop (Use Class A1/A3), including external seating and associated signage:</p> <p>2. 1 x 9m high freestanding pole sign with Starbucks siren logo and 'Drive thru' sub sign box. The sign will be double sided and internally illuminated. 1 set of 355mm high 'Starbucks Coffee' individual lettering to the principal elevation. Letters to be internally illuminated with opal acrylic faces and black powder coated aluminium returns. 1 x 1.8m high internally illuminated Starbucks siren logo to the principal elevation. 1 x 10m wide free cut artwork piece to the rear elevation, wall mounted aluminium detail internally illuminated by hidden IP rated led modules. 4 x 1.5m high internally illuminated freestanding double sided post signs. One at the entrance to the Site, two either side of the main entrance door and one at the exit. 1 x freestanding pole sign and horizontal bar indicating maximum height for vehicles to the rear elevation. Single sided non-illuminated. 1 x 2.9m high DT non illuminated order point, freestanding fixed canopy to the rear elevation. Underside of canopy externally illuminated by single floodlight. 1 x 1.7m high pre menu 2 panel freestanding single sided sign to the south west corner of the Site, internally illuminated by florescent tubes within casing. 1 x 1.7m high 5 panel menu freestanding single sided sign, internally illuminated by florescent tubes within casing located just beyond order point in the south west corner. 2 x 0.1m high individual non-illuminated aluminium letters applied to timber rails</p>	<p>Strongly object to this proposal. If the Officer is at variance we ask that this goes to Committee and we will send a representative to speak against it.</p> <p>Our objections are:</p> <p>1. <u>Safety</u> – traffic will be travelling at 50mph and suddenly slowing to enter the car park. Traffic is likely to be queuing back on to the A31. There is a central reservation access point across the A31 at this point but this is totally unsuitable for any increased use. People travelling East will be able to see any queuing and are likely to park on roads and try to cross the A31.</p> <p>2. <u>Noise</u> - whilst a noise survey has been compiled, noises associated with the usage quoted in the report of 1 vehicle every 2 minutes such as radios, car doors shutting and cars adjusting speeds whilst waiting are very intrusive and will have an impact on the neighbouring properties and safety of the A31. This use is far greater than that associated with the existing use or from the type of food business which serve meals where people are expected to stay longer. This is a high and fast turnover business. Night deliveries and noise from air conditioning units will impact on neighbouring properties.</p> <p>3. <u>Impact on Beech Lane properties</u> – The exit is on top of the Beech Lane entrance the high volume of anticipated use will most certainly impact on the</p>

	of both external seating areas.	<p>residents. There is a safety issue for those exiting the site as they will not be anticipating other vehicles exiting to their left at the same time, they will be looking to their left for a gap in the traffic. The residents of Beech Lane have existing sewerage and flooding issues and the system is currently at full capacity, the additional use will further exacerbate this existing issue. There are only 16 car park spaces and yet 12 full time and 15 part-time members of staff, combined with the number of customer seats we feel that there will also be a parking issue.</p> <p>Whilst the building lighting can be designed to prevent light pollution car lights entering will impact on the residents close by. The volume of use will impact on the privacy and amenity use of the immediate neighbours and Beech Lane properties.</p> <p><u>In summary</u> whilst appreciating the past history of the site it is the predicted volume of use of this proposal that is of great concern particularly with it's location. The emphasis of this business is "get in get out" as quickly as possible. The hours of use seven days a week 6am to 11pm will be further extended by staff arrival and departure and deliveries. We see no benefit in this proposal for this Parish which we feel will have an unacceptable impact on residents either side and on Beech Lane and be a major safety issue for users of this stretch of the A31.</p>
15/0765	New Forest Motel, 230 Hurn Road, St Leonards- Erection of detached dwelling to replace existing Motel unit plot 33 at New Forest Motel	This is development in the Green Belt by stealth. Whilst we appreciate that there is an agreement we do feel that there needs to be tight controls to ensure compliance to the 106 agreement. We would like due consideration to be given to our concerns but do not require this to go to EDDC Committee.
15/0787	10 Willow Close, St Leonards- Single storey rear extension	No objection

141. Work on Protected Trees: Noted

- i) Notification of TPO – Bournemouth and District Outdoor Club Hurn Road
Notification of TPO – Cedar Gardens 110 Lions Lane
- ii) Work on Protected Trees:-
 - Consent – 5 Ashley Park
 - Refuse – 38 Davids Lane – fell 3 Scots Pine
 - Consent – 38 Davids Lane – Fell one Scots Pine
 - Refuse – 26 Davids Lane – fell 3 x Scots Pines
 - Consent – 26 Davids Lane – fell 3 Scots Pine, crown lift and removing other branches

142. Meeting with Mr G Moir of EDDC – Defer to subsequent meeting as Cllr R Bryan was not present. Mr Moir has offered to come and speak at a future meeting and offered training for Members. Members indicated that they would like to accept the offer of training for the Committee.

143. Exchange of Information:

1. Next Meeting is on 27th August 2015 in the Committee Room at 7pm

The meeting closed at 8.30pm.



Chairman