

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 19th November 2015 at 7.00pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards

Members present:– Cllr N Hindmarch Chairman took items 1-5. Cllr R Adkins took the rest of the meeting.

Cllr R Adkins	Cllr C House	Cllr Mrs B Waugh
Cllr Mrs J Carter	Cllr Mrs J House	

In attendance: Mrs A Jacobs Clerk and nineteen Members of the public.

Public speaking: A spokesperson from St Ives Park asked to speak about the recent appeal decision on the development at 51 St Ives Park. A copy of the statement read was handed to the Clerk and is with these Minutes in the Minute Book as Appendix A. The main points were that due process had not been followed by the Inspector. The Developer had been notified of the site visit as had the District Council but despite direct requests, neither the immediate neighbour nor the Parish Council had been informed. It was felt that the process was unbalanced and weighted in favour of the Developer. The Council was asked for assistance and support. The Clerk will look into the complaints process for objecting to the processes followed by the Inspector and inform the spokesperson. The Committee will ask Cllr Bryan to take this up with EDDC.

Two members of public attended to answer questions on 15/0893.

283. Declarations of Pecuniary Interest: None. The Clerk had sought guidance from DAPTC about the application in Grange Road, the response had been circulated to Members. In light of which Cllr C House stated that whilst he had no pecuniary interest, he would not take part in the debate on that item.

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

285. Minutes –The Minutes of the meeting held on 29th October 2015 pages 57 & 58 were confirmed as a true and accurate record. Proposed by Cllr Mrs J House, seconded by Cllr C House.
Nem. con.

286. Matters arising from the Minutes: None

287. Temporary Chair Elected - Cllr Hindmarch asked the meeting to elect a temporary Chairman for the rest of the meeting as he was unwell. Cllr Adkins was proposed by Cllr C House, seconded by Cllr Mrs J House. Cllr Hindmarch left at 7.25pm and Cllr Adkins took the Chair for the rest of the meeting.
Nem.con.

288. Correspondence was noted:

- 3 Ashley Drive West – before and after photographs were displayed to the meeting for noting.
- An anonymous letter of objection had been received in respect of 8 Heather Close
- Revised Statement of Development Intent for Sheiling received today deadline 10.12.15, the Clerk will liaise with the Chairman on a response due to the timeframe.
- The Clerk confirmed that letters had been sent to the applicants and immediate neighbours in respect of applications 15/0893; 15/1083; 15/1084 & 15/1108. These had been added on as late items as extensions on consultation time were not possible. EDDC were currently having a number of issues over workloads arising from the new IT system.

289. Planning Decisions: decisions of EDDC on applications within the Parish were noted

App. No.	EDDC	Parish	App No.	EDDC	Parish
15/0838	Approve	Approve			

290. Planning Applications:

App No.	Address	Recommendation
15/0893	12 Davids Lane, Ashley- Proposed extensions and alterations	No objection
15/0920	26 Post Office Lane, St Ives- sever land and erect 1 x 3 bedroom House and garage	<p>We have concerns about infill on a corner plot which often leads to high fencing being erected to then provide privacy and adequate amenity space. This site is extremely close to the school and at the entrance to a narrow road. The proposal would be satisfactory if the following concerns can be addressed:</p> <ul style="list-style-type: none"> • Provision of adequate amenity space/value being provided for a three bed property • Tree issues being resolved any replanting should be of substantial trees ideally the existing tree should be retained • Any fencing on this busy restricted width corner close to the School should be restricted in height to below 4' in height and enable adequate sightlines on this junction to be maintained. <p>We are mindful that other plots in this road have been split however this is on the corner of a busy junction near the School. We ask that our concerns are ameliorated by conditions for safety reasons.</p>
15/0978	Land adjoining Wynfield Grange Road- Creation of additional hard standing, the construction of an open storage shelter and the temporary siting of a residential caravan/lodge for site security	<p>Taking into account the history of this site we have no objection if the structure is for the specific permitted business use of the site as we appreciate the need for security. Can this be conditioned to ensure that any permission for this structure is linked solely to the permitted business use for security and not residential purposes.</p> <p>Agreed, four in favour and one abstention (Cllr C House)</p>
15/0963	16 Warren Close Ashley Heath- Garden Room	No objection provided permission is conditioned to prevent it being used as a separate dwelling and subject to the Tree Officer.
15/1004/	10 Avon Avenue Avon Castle- Erection of new detached dwelling following the demolition of the existing dwelling.	No objection subject to the Tree Officer and adequate screening to neighboring properties..
15/1044	12 Ashley Drive North, Ashley Heath- Single storey rear extension	No objection provided Tree Officer is satisfied and if any TPO trees are encroached upon they are appropriately protected. Provided no overlooking issues, we ask that this is checked due to topography of the site.
15/1083	5 Windmill Lane, Avon Castle- Single Storey rear extension with balcony double garage extension to the side with room above, removal of existing double garage	No objection.
15/1084	8 Heather Close, St Leonards - Proposed detached garage and new electric gates, driveway resurfacing	Object – the proposal is out of keeping with the street scene and would result in a cramped appearance of the site and fail policy HE2 in respect of the visual impact on the street scene and amenity space of the property.
15/1089	The Old Barn Shamba Holiday Park 230 Ringwood Road St Leonards - Erection of a Replacement Building Remaining in Use Ancillary to Shamba Holiday Park(Holiday Chalet) - (demolish existing)	We are concerned that the proposal is not compliant with Green Belt policy and should therefore be refused. The existing use is a shed and supporting paperwork suggests that the use is already established but the pictures do not support this. The shed is being replaced with a dwelling which is also within 400m of heathland which would breach the Green Belt Policy.

15/1108	17 Struan Drive, Ashley Heath- Proposed Bay window	No objection
15/1147	5 Post Office Lane St. Ives-Erect single Garage	No objection

291. Trees –

- (i) Notification of TPO on land of 5 Windsor Close
- (ii) Work on protected trees:
 - Consent 25 Avon Avenue – fell Beech and Oak
 - Consent 19 Egmont Drive fell Pine
 - Consent 10 Evergreens – fell 3 x Scots Pine and crown lift Scots Pine

292. Statement of Community Involvement review – consultation 28th October to 9th December – Members to review and decide on any response.

The main purpose of this Statement of Community Involvement (SCI) is to set out how the community, businesses, developers, landowners and other organisations can engage with the planning system with regard to the Local Plan (and other planning policies) and planning applications, for the combined areas of Christchurch Borough Council and East Dorset District Council. Plan emailed to Committee 12th November. This was discussed. The Clerk will liaise with the Chairman to respond.

293. Exchange of Information:

1. Next Meeting is on 17th December 2015 in the Committee Room at 7pm
2. The Clerk reported issues in the EDDC Planning Department with workflow due to the current difficulties in getting the new IT system up and running which means that both old and new systems are currently being run in tandem causing additional work and pressures on already overloaded staff. The weekly lists were not being kept up causing further problems. Adding on the extra four plans at late notice had caused an additional 2 hours work and £!5 of postage to the Parish, but the Parish would not have been able to comment on the plans had this work not been done.

The meeting ended at 8.45pm

Chairman