

**St Leonards & St Ives Parish Council**  
**Planning Committee Meeting**  
**Minutes of the meeting held on 6<sup>th</sup> October 2016 at 7.15pm**  
**Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present:– Cllr N Hindmarch, Chairman

Cllr R Adkins

Cllr A Davies

Cllr Mrs A Warman

Cllr R Bryan

Cllr Mrs S Marshall

Cllr Mrs B Waugh

Cllr Mrs J Carter

**In attendance:** Mrs Ann Jacobs Clerk to Council and nine members of the public.

**142. Declarations of Pecuniary Interest:** Cllr A Davies declared a prejudicial interest in application 16/0980 as he had already posted an objection as a neighbour. Cllr Davies left the room for the discussion on the item.

**143. Apologies for absence: None received.**

**144. Minutes** –Minutes of the meeting held on 15<sup>th</sup> September 2016 pages 23 & 24 were agreed unanimously, as an accurate record. Proposed by Cllr Mrs A Warman, seconded by Cllr A Davies.

**145. Matters arising from the Minutes**

- Application 15/1004 10 Avon Avenue – The Clerk circulated a letter from an adjacent property and reported the Officers comments for the plan this evening. This was noted and discussed. The minor amendments made to the drawings submitted this evening had no effect on the Committees previous comments which were in relation to the pool room and drainage. The Committee had not known that the games room/pool had already been approved in 2015 as a Consultee any issues arising would have to be taken up by the LPA.

**146. Planning decisions** – will be reported by the Clerk by separate email.

**147. Planning Applications:**

- Members of the public spoke on applications:
- 16/0980 The applicant explained the design and history of the site.
- 16/1654 Members of the public raised concern over the potential future use of the extension the timber clad construction and size of the proposal.
- 16/1087 A resident spoke about their concern over the access, the increase in traffic and the existing condition of the access and additional use causing issues. Future maintenance costs would fall to immediate properties which was unfair on them. Cllr Bryan responded that the Landowner had agreed to level the road access and bring it up to standard. 20 plots were planned which could be subdivided, a car park will be provided and the access will be done properly.

App No.	Address	Recommendation
15/1004	10 Avon Avenue - Variation of condition 2 of planning permission to allow change of games room to pool and inclusion of roof-light	The revised drawings showed minor amendments which do not alter the previous decision of the Council.
16/0980	2 Struan Gardens, Ashley Heath- Demolish existing buildings and erect 1 bungalow and 1 chalet bungalow *The Clerk confirmed that the applicant and immediate neighbours had been advised that this was a late item. Cllr Davies left for this item and Cllr Adkins abstained as he knew the applicant.	No objection
16/1087*	Land at Beaver Farm Lions Hill Way Horton Road- Change of use from agriculture to allotments; associated ancillary parking and access track;	Because this application involves the provision of allotments for our Parish we withdraw from our rights to be consulted as the Parish Council could be viewed as a beneficiary. Allotments have been sought for

	residential mobile home.	some considerable time and therefore naturally we would view the provision of allotments favourably in principle. However if the Officer is minded to refuse the application we ask that this goes to EDDC Committee.
16/1352	23 Lions Wood, St Leonards/St Ives- Single storey rear extension and raise roof to form accommodation	No objection
16/1527	16 Oaks Drive, St Leonards- Installation of dormers to front and side to allow for habitable roofspace	No objection subject to no overlooking.
16/1573	5 Oaks Drive, St Leonards- Demolition of garage and outbuildings, alterations to existing dwelling house, and construction of a 3-bed bungalow with associated access and parking to the rear	No objection
16/1595	17 Oaks Drive, St Leonards- Sever land and erect 1 x 3 bed bungalow and garage (access from No. 19 Oaks Drive)	No objection
16/1596	28 Ashley Drive South, Ashley Heath- Two storey and single storey front extension, part loft conversion and new side (NW) dormer to provide additional living accommodation. New first floor window in side (SE).	No objection subject to no overlooking
16/1623	New Forest Motel, 230 Hurn Road St Leonards- to Change of use from motel (C1 use) to full residential (C3 use) at Plots 19, 28 and 29 at New Forest Motel	No objection if compliant with the special terms agreement applicable to this site and if the Officer is minded to approve.
16/1654	2 Azelea Close St Ives- Single storey rear extension	We object as overdevelopment of the site unneighbourly due to its size and type of timber cladding construction. If Officer is minded to approve then we ask that the approval is conditioned to prevent non ancilliary use to the dwelling. We have a major question that the land owned is as per the drawing supplied. If approved we will speak against the application at EDDC Committee.
16/1726	2 Grosvenor Close, Ashley Heath- Erection of an attached garage and entrance porch	No objection
16/1764	5 Warren Close, Ashley Heath- Alterations of Existing Bungalow to Raise Roof & Form Chalet Style Bungalow	No objection will be an improvement to the property.
16/1785	27 Windmill Lane, Ashley- Erect 1 No 5 bed house with integral garage (demolish existing buildings)	No object subject to trees and substantial screening being retained to disperse any adverse visual impact.

\* The Clerk reminded Members that the Council would be a beneficiary if approved as the allotments would be a Parish asset and of the previous advice of the Monitoring Officer.

#### 148. Exchange of Information:

1. Next Meeting is on 27<sup>th</sup> October 2016 in the Committee Room at 7.15pm

Meeting closed at 8.42pm.

**Chairman**