

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 26th January 2017 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 Mrs J Carter

Cllr A Davies

Cllr Mrs S Marshall

Cllr Mrs A Warman

In attendance: Mrs Ann Jacobs, Clerk to Council and five Members of the Public.

Public speaking: Members of the public gave their objections in respect of application 16/2374 which related to the scale of the proposal; light pollution; potential for noise and impact that it would have on the enjoyment of their own gardens and wildlife.

The applicant for 16/2213 – Wattons Ford - informed the Members that he had now withdrawn his application and would like to reapply taking into account the concerns raised by the Committee. The applicant explained how the events were run, the aim was team building and fitness. They were a small club with a diverse age range and the events were run in a controlled and responsible way. The applicant had spoken with the Case Officer at EDDC and had taken on board the Parishes concerns in respect of parking which he was hoping to move to a brownfield site. He pointed out that the hardstanding was already in situ left behind by a previous company. Guidance and advice was being sought and implemented from the Dorset Wildlife Trust to improve the ground and area for wildlife which was also part of the group's plan. Members asked further questions. The Chairman stated that the Parish was a consultee, the deciding authority was EDDC, but the final point was whether the proposal met Green Belt Policy or not as this was sacrosanct.

250. Declarations of Pecuniary Interest: None

251. Apologies for absence: Cllr R Bryan (attending another Council meeting); Cllr M Hockley and Cllr Mrs B Waugh.

252. Minutes –The Minutes of the meeting held on 5th January 2017 pages 46 & 47 were agreed unanimously, as a true and accurate record. Proposed by Cllr Mrs J Carter, seconded by Cllr Mrs A Warman.

253. Matters arising from the Minutes:

Allotments – Land at Beaver Farm – The Case Officer is minded to refuse the application as he feels it is fundamentally flawed and has asked that the Parish withdraws their request for the application to go to EDDC Committee. This was briefly discussed, Members asked that the matter is put to the next meeting for a full discussion.

254. Correspondence, for information only:

255. Planning Decisions –lists emailed were noted.

256. Planning Applications:

App. No.	Address	Parish Response
16/2374	94 Sandy Lane, St Leonards/St Ives BH24 2LG- Erection of building for use as home office.	Object – whilst mindful of the amendments to the proposal to include obscure glazing, additional screening and directional changes, the Committee does not feel that the amendments will ameliorate their previous objections. Obscure glazing will not alter the light emissions and the screening whilst an improvement for privacy will do little to lessen noise impact due to the use; height and scale of the proposal especially as it is two storey. Their

		<p>concerns remain that the proposal is inappropriate on this site with neighbours in close proximity; unneighbourly due to the impact on adjacent properties due to noise; light pollution and scale. The size and scale could lead to change of use to potentially separate the unit. The proposal will impact on the existing wildlife. The area has little light pollution and whilst the revised plan submitted did not have a separate landscape plan we have assumed that the previous one would still be applicable. If the Officer is at variance we ask that this goes to Committee.</p>
16/2815	12 Forest Edge Drive ST LEONARDS/ST IVES BH24 2ER- Demolish Existing Outbuilding And Replace With Annexe	<p>Object – due to its size and location on the plot this is tantamount to a separate dwelling within 400m of an SSSI. We have concerns about overlooking for adjacent properties. The proposal is unneighbourly due to its close proximity with the boundary. We have concerns over access for emergency vehicles to the proposal due to its location on the site.</p>
16/2860/CLE	11 Avon Park, St Leonards/St Ives BH24 2AT- Assisted living housing model - less than 6 people living together with an element of care.	<p>We have no evidence to prove contrary to the proposal so are unable to determine.</p>
16/2901/CLE	Land at South Site B.D.O.C Naturist Holiday Centre Matchams Drive Matchams Hampshire Ringwood BH24 2UB-Certificate of Lawful Existing Use for use of land for the stationing of night cabins subject to the condition that the night cabins shall only be occupied for recreational/holiday purposes and not as residential accommodation and that no family/group of people shall occupy any cabin for more than 42 consecutive days and nights	<p>We have no evidence to prove contrary to the proposal so are unable to determine.</p>
16/2959	11 Gainsborough Road, Ashley Heath BH24 2HY- Erection of 2No. Detached Chalet bungalow style houses. Each with its own integral garage and driveway	<p>Object – our concerns are that the proposal is too cramped. The site is too narrow for two properties which would not be in keeping with the existing adjacent sites. It would result in insufficient onsite parking at the end of the culdesac. Over intensification of the site. If the Officer is at variance we ask that this goes to Committee.</p>
16/2990	18 Avon Avenue, St Leonards/St Ives BH24 2BH- Ground floor extensions, replace roof and raise ridge to create first floor accommodation, demolish existing garages and create new double detached garage, replace front boundary.	<p>No objection subject to no overlooking, the Tree Officer and Special Character Area Officer being satisfied that it is in keeping.</p>
16/2992	35 Woolsbridge Road, St Leonards BH24 2LS- Rear single storey	<p>No objection</p>

	extension and internal alterations. Erect single storey detached garage	
16/3004	25 Lions Lane, Ashley Heath, BH24 2HQ- Replacement garage with room above.	No objection
17/0012	49 St Ives Park, Ashley Heath BH24 2JX- Loft conversion and alterations	No objection
17/0066	42 Lions Lane, Ashley Heath BH24 2HN- Proposed rear and side single storey extension. (Resubmission of application 3/16/0340/HOU)	No objection

257. Exchange of Information:

1. Next Meeting scheduled for 16th February 2017 in the Committee Room at 7.15pm provided sufficient business.

Meeting closed at 8.40pm

Chairman