

**St Leonards & St Ives Parish Council**  
**Planning Committee Meeting**  
**Minutes of the meeting held on 30<sup>th</sup> March 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 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 two Members of the Public.

**Public speaking:** Members of the public raised their concerns in respect of application 17/0426 which related to the impact of visitors to the potential additional units and a lack of drainage to the site.

**301. Apologies for absence:** none all present.

**302. Pecuniary Interests: None.**

Personal interests were declared by: Cllr Mrs Warman in respect of application 17/0580 as she is a personal friend of the immediate neighbour. Cllr Mrs B Waugh in respect of application 17/0611, Cllr Mrs Waugh knows the applicant. Neither Councillor took part in the debate and did not vote on the applications indicated.

**303. Minutes** –The Minutes of the meeting held on 9<sup>th</sup> March 2017 pages 58 & 59 were confirmed as an accurate record. Proposed by Cllr A Davies, seconded by Cllr Mrs J Carter, agreed unanimously.

**RESOLVED: Minutes of 9<sup>th</sup> March 2017 pages 58 & 59 were confirmed as an accurate record.**

**304. Matters arising from the Minutes:** None.

**305. Correspondence, for information only:** None

**306. Planning Decisions** – lists emailed

**307. Planning applications**

App. No.	Address	Parish Response
17/0379 GK	1 Oaks Drive, St Leonards/St Ives BH24 2QP- Replacement of existing bungalow at front of plot with 4 bed chalet bungalow, construction of 3no. 3 bed terraced dwellings to centre of plot and construction of 6no. 2 bed flats to rear of plot and associated landscaping.	Strongly object – This new proposal is over development, cramped and will result in gross density. There is a significant lack of parking on site with poor access for emergency and service vehicles. This new proposal will comprise of a total of 25 bedrooms with only 12 spaces on site (some of which are for restricted use) whilst the previous approved proposal had 17 bedrooms to 12 Spaces. The access is dangerous for such a high density site due to the close proximity of the direct access on to the A 31 dual carriageway. The three storey flats and three storey terrace properties will dominate adjacent bungalows. The whole proposal is out of keeping with neighbouring properties due to scale. The proposal is therefore not compliant with policy HE2.
0426/CLP DSmyth	Land at South site BD.O.C Nourist Holiday Center Matchams Dirve Matchams BH24 2UB- Certificate of Lawfulness of Proposed Use under s.192 (TCPA 1990) 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	We are unqualified to respond to the legal arguments however we do have concerns which we would like noted should the CLU be permitted. The impact of allowing the whole area of the site to be used for the siting of an unlimited number of cabins would be detrimental to the Green Belt and SSSI sites close by. There is no drainage to the site due to its topography and it would not be a sustainable proposal. A site of this size could possibly take as many as 86 cabins or sites leading to a significant loss of porous surface due to the concrete slabs and road network to service them. Approximately a 12 <sup>th</sup> of the whole area would be porous, potentially leading to

	and not as residential accommodation and that no family/group of people shall occupy any cabin for more than 42 consecutive days and nights.	flooding of the A338 and Matchams Lane.
17/0469 EJ	29 Gainsborough Road, Ashley Heath BH24 2HY- Side and rear extension, New Roof for further accommodation	No objection provided the Officer is satisfied that there is no overlooking issue with 27 Gainsborough Road.
17/0495 CT	2 St Leonards Way ASHLEY HEATH BH24 2HS- Front extension and porch.	No objection
17/0542 EJ	12 Fernlea Close, St Leonards/St Ives, BH24 2HE- Addition of front (double garage) extension, side & rear single storey extensions.	No objection
17/0552 CT	4 The Spinney, Horton Road, Ashley Heath, Ringwood, Dorset, BH24 2EH- Construct a fence alongside boundary wall adjacent to Horton Road	Object – the fence height is too high at the 2.7m indicated on the plans.
17/0580 GK	1 Malmesbury Road, St Leonards/St Ives, BH24 2QL- Two storey side extension and single storey rear extension	Object – the plans indicate that the extension on the ground floor at the rear encroaches right on the boundary whereas the previous proposal clearly indicated a gap. Its close proximity to the boundary with 22 Cedar Avenue is unneighbourly. If the proposal to build above the garage is permitted we would ask that it is condition to ensure its use remains as part of one dwelling and not spilt off as a separate unit. The proposal as a whole will result in a property out of balance with the plot size and its spatial quality will be out of keeping with neighbouring properties.
17/0584 D Staniland	The Sheiling Community Horton Road Ashley Heath BH24 2EB- Replacement Classroom Unit	No objection provided compliant with agreed Statement of Development Intent.
17/0611 KR	2 Acorn Close, St Leonards/St Ives BH24 2PX- Single storey front and side extension	Object – The plans suggest a separate use of this extension as it is not linked internally to the main part of the dwelling and the only access to the new area is outside of the property.
17/0663 EJ	Magnolia Horton Road ASHLEY HEATH BH24 2EJ- Single storey front and rear extensions with new flue/chimney	No objection
17/0681 KR	20 Whitfield Park, St Leonards/St Ives, BH24 2DX- Enlarged porch & two storey side extension	No objection
17/0716 GK	94 Sandy Lane ST IVES BH24 2LG- Demolish existing dwelling, build new dwelling with roof windows and dormers.	No objection

**308. Exchange of Information:**

1. Next Meeting scheduled for 20<sup>th</sup> April 2017 in the Committee Room at 7.15pm provided sufficient business.

**Meeting closed at 8.30pm.**

**Chairman**