

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on 20<sup>th</sup> April 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 Bryan

Cllr A Davies

Cllr Mrs A Warman

Cllr Mrs J Carter

Cllr Mrs S Marshall

**In attendance:** Mrs Ann Jacobs, Clerk to Council and one Member of the Public.

**Public speaking:** Members of the public raised their concerns in respect of application 17/0773

**309. Apologies for absence:** Cllr R Adkins and Cllr Mrs B Waugh

**310. Pecuniary Interests: None.**

**311. Minutes** –The Minutes of the meeting held on 30th March 2017 pages 63 & 64 were confirmed as an accurate record. Proposed by Cllr A Davies, seconded by Cllr Mrs J Carter, agreed unanimously.

**RESOLVED: Minutes of 30th March 2017 pages 63 & 64 were confirmed as an accurate record.**

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

**313. Correspondence, for information only:**

- Notification of appeal 27 Sandy Lane
- Notification of appeal 6 Windsor Close 16/1030

**314. Planning Decisions –**

- lists emailed
- Application for Land at Beaver Farm – refused.

**315. Planning Applications:**

App. No.	Address	Proposal
17/0199	31 Avon Avenue ST LEONARDS/St IVESA BH24 2BQ- Single storey extensions and roof alterations to form rooms in roof	No objection
17/0432	18 Hurn Road, Ashley Heath BH24 2AF- Extension to existing dropped kerb and removal of existing boundary wall	Object we support the Highways Officers reasons for refusal.
17/0685	131 Sandy Lane ST LEONARDS/ST IVES BH24 2LQ- Single storey side extension	No objection
17/0704	5 Oaks Drive St Leonards/St Ives BH24 2QP- 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 provided provision for onsite turning for visitors is retained as entrance is on a bend.
17/0706	Forest Gate House Horton Road ASHLEY HEATH BH24 2EU- New single storey extension between existing house and garage	No objection provided compliant with Green Belt Policy.
17/0759	144B Sandy Lane, St Leonards/St Ives, BH24 2LH- Erect timber garden shed and add small area of block paving	No objection

17/0773	34 Oaks Drive, St Leonards/St Ives BH24 2QT- Erection of outbuilding to rear of dwelling used as incidental accommodation. (Retrospective application).	Object – The proposal is back land development by stealth. Noise has already proved to be a major issue we therefore believe the structure has not been constructed to correct building regulations as required for permanent living accommodation. The structure is a completely separate dwelling to the main property.. As the building is now up and in use how can building regulation compliance be assured? The development, which is a separate dwelling, lacks the spatial quality of adjacent properties. We are very concerned over the delay in taking action as we are informed that complaints were made back in April 2016 and it has taken a year for a formal application to be made. The situation is unacceptable and enforcement needs to be expedited. If the Officer is at variance we request that this goes to Committee.
17/0791	86 Woolsbridge Road, Ashley Heath, BH24 2LY- Single storey side/rear extension, partial garage conversion and alterations	No objection
17/0863	12 Laurel Lane ST LEONARDS/ST IVES BH24 2LR- Raise roof and create loft rooms	No objection

**316. Late Items: 115 Woolsbridge Road application 17/0659** - Single Storey rear extension following removal of conservatory and erection of carport structure. The Clerk asked Members to view this late application as the Case Officer was unable to extend the consultation time. In principle from the plans Members had no objection but asked the Clerk to check whether there were any objections by the deadline of 3<sup>rd</sup> May and refer to the Chairman for delegated authority at that time.

**317. Exchange of Information:**

1. Next Meeting scheduled for 11<sup>th</sup> May 2017 in the Committee Room at 7.15pm provided sufficient business.
2. EDDC Planning Committee use of Chairman's casting vote. Members discussed the report by Cllr Dyer at the last full Council meeting held on 29<sup>th</sup> March 2017 Minute 206 refers. Members were concerned about the statement "Cllr Dyer explained that it is a convention that if a chair is called to give a casting vote unless there is an issue flagged the Chair will support the Officers recommendation". The Clerk was directed to email David Barnes (cc to S Butler and Sophia Nartey) to query this point of procedure and ask them to confirm whether this is correct. The Clerk will also copy the email to Cllr Dyer. Refer to Full Council.
3. Cllr Bryan reported that the Ferndown Regeneration Scheme goes before the District Council next week. There has been some concern in Ferndown over the precept increase of 23% for this financial year.

**Meeting closed at 8.30pm.**

**Chairman**