

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 11th May 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 (took the chair for item 17/0876)

Cllr R Bryan (arrived at 7.45pm)

Cllr Mrs S Marshall

Cllr Mrs B Waugh

Cllr Mrs J Carter

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

Public speaking: Members of the public raised their concerns in respect of application 17/0874 which related to the change of use to permanent residential accommodation from holiday accommodation; impact of increased intensity of use of the site and on the surrounding SSSI's.

Applicants spoke to give further information and details in respect of 17/0552; 17/0684 and 17/0876.

337. Apologies for absence: None. Cllr Bryan apologised for arriving late (at 7.45pm) but he had been held up at another meeting.

338. Pecuniary Interests:

Cllr Mrs Waugh declared a pecuniary interest in application 17/0847 as she is an immediate neighbour and left the room prior to the debate and vote on the item.

Cllr N Hindmarch declared a potential pecuniary interest in application 17/0876 as he is an immediate neighbour and left the room prior to the debate and vote on the item.

Cllr R Bryan declared a pecuniary interest in application 17/0874 as he is a close neighbour to the site and left the room prior to the debate and vote on the item.

339. Minutes –The Minutes of the meeting held on 20th April 2017 pages 65 & 66 were confirmed as an accurate record. Proposed by Cllr Mrs A Warman, seconded by Cllr A Davies, agreed unanimously.

RESOLVED: The Minutes of 20th April 2017 pages 65 & 66 were confirmed as an accurate record.

340. Matters arising from the Minutes:

Min. 316. 17/0659	115 Woolsbridge Road, Ashley Heath Proposal: Single Storey rear extension following removal of conservatory and erection of carport structure.	No objections were received on D4U as at 03.05.17 – Clerk and Chairman confirmed that the Parish has no objection under delegated authority. Tree Officer had concerns about the carport only, the applicant has now withdrawn that part from the application. Noted.
Min. 307. 17/0552	4 The Spinney, Horton Road, Ashley Heath, BH24 2EH- Construct a fence alongside boundary wall adjacent to Horton Road	<i>Previous Response: Object – the fence height is too high at the 2.7m indicated on the plans.</i> The Officer has asked for a landscaping plan to secure additional planting which will screen the fence. There are existing trees and shrubs to be retained over 3m high between the existing wall and proposed fence which will be set back a further metre. The applicants gave further information to Members. After further discussion and in light of the additional information provided the Committee agreed to withdraw their previous objections and the need for the application to go to Committee. Cllr Bryan abstained from the vote the rest of the Committee voted in favour.
Min. 307. 17/0584	The Sheiling Community Horton Road Ashley Heath BH24 2EB- Replacement Classroom Unit	<i>Response: No objection provided compliant with agreed Statement of Development Intent.</i> Officer: This is not something which is covered within the SofD. Currently our comment would require this to go to Committee. However, this is a like for like replacement not an addition it is going on the same footprint but is almost 30 sq m smaller than the existing classroom. This was discussed and it was agreed that the application did not need to go to Committee. Agreed unanimously.
Min. 317.2	EDDC Planning Committee use of Chairman's casting vote.	The Clerk highlighted that items for a decision should be on a published agenda. Matters for exchange of information are not

		<p>for a decision they are off the cuff items to note or to put formally to another meeting. Cllr Bryan and Cllr Davies spoke on the discussion that took place at the EDDC meeting and confirmed that the Chairman asked for a planning reason for refusal on a number of occasions but none were given. The Clerk asked Members if the item was to go full Council as directed?</p> <p>RESOLVED: It was agreed by the Committee that the matter was dropped. Proposed by Cllr Mrs A Warman, seconded by Cllr Bryan.</p>
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341. Correspondence, for information only were noted:

- The applicant for Wattons Ford Contact Front had submitted a DVD in support of their application, copies of which had been circulated to each Member.
- Copy of a letter of objection to EDDC re application 17/0874
- Copy of a letter of objection to EDDC re application 17/0876

342. Planning Decisions – lists emailed to Members were noted.

343. Planning Applications:

App. No.	Address	Parish Response:
17/0684	Wattons Ford Contact Front Wattons Lane Bournemouth BH24 2BT-Change of use from woodland to woodland airsoft activities and implementation of accompanying wildlife management plan. Ground usage is for 35 days per year commercially for airsoft outdoor activities and 30 days per year for environmental management operations	No objection subject to Policy; Natural England and Dorset Wildlife Trust satisfaction and their conditions being met.
17/0730	25 Bushmead Drive, Ashley Heath BH24 2HT- Conversion of Hobbies Room to Residential Annexe for use by associated members of the household	No objection provided conditioned to prevent separation from the main dwelling. Cllr Bryan abstained from the vote the rest were in favour.
17/0752	22 Chapel Rise, St Leonards/St Ives BH24 2BL - Alterations and additions to the existing dwelling to include two storey side extensions and remodelling the facades.	No objection
17/0802	3 Windmill Close ASHLEY HEATH BH24 2DL- Extensions and alterations to property including demolition and replacement of garage	No objection
17/0847 Cllr Mrs Waugh left the room for this item	13 Cedar Avenue, St Leonards/St Ives, BH24 2QF-- Demolish existing garage, raise roof pitch and ridge to form first floor accommodation and single storey front extension to form new garage.	No objection
17/0874/CLP Cllr Bryan left the room for this item	Land on the north side of Matchams Drive Matchams Drive MatchamsBH24 2BU- Certificate of Lawfulness of Proposed Use for permanent residential use of 45 caravans	Object this site is on the boundary of an SSSI site. The existing use has only ever been as holiday accommodation which has a much lesser impact than permanent residential use. The increase of intensity of permanent residential use would be severely detrimental to the area, would have a serious impact on neighbours and on this Green Belt area; permanently changing the character of this area of the Parish.
17/0876 Cllr Hindmarch left the room for this item. Cllr	Land adjacent to Linstead Lodge Beech Lane St Leonards BH24 2QD- Erection of a General Storage Building	Object – In principle the Committee is not against an agricultural building on this site but the height combined with the positioning in close proximity to the neighbour is of concern. The proposal as it stands is out of character

Mrs A Warman took the Chair for this item.		and overbearing to the adjacent property. It was also noted that the plans do not show an existing building on the plot. If the Officer is at variance we ask that this goes to Committee. Cllr Bryan or Cllr Mrs Warman agreed to speak against the application if required.
17/0955	Unit 4 Hollygrove Farm Verwood Road STLEONARDS/ST IVES BH24 2DB - Erect side extension following removal of existing to extend workshop	No objection
17/1000	86 Boundary Lane, St Leonards/St Ives BH24 2SF- Proposed removal of existing window and patio door, enlargement of opening and installation of Bi-Fold Doors to South Elevation	No objection
17/1019	The Pines 21 Pinewood Road ST LEONARDS/ST IVES BH24 2PA- Erect garden shed and wood shed	No objection

344. Members noted the following application, which is not within the Parish - 17/0967 - Redmans Quarry, Horton Road, Three Legged Cross, Wimborne Minster, Dorset, BH21 6SD - Extraction of sand. Backfilling void with inert waste. Restoration of area to low grade agricultural land. Members had concerns about the impact of additional traffic on Horton Road particularly with the further development of the Woolsbridge Industrial Estate. Cllr Bryan is taking the matter up with the County Council.

345. Exchange of Information:

1. Next Meeting scheduled for 1st June 2017 in the Committee Room at 7.15pm provided sufficient business.

Meeting closed at 8.35pm

Chairman