

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 22nd June 2017 at 7.15pm
Held in the Committee Room at the Village Hall, Brae side Road, St Leonards**

Members present:– Cllr Mrs A Warman, Chairman

Cllr R Adkins

Cllr Mrs J Carter

Cllr A Davies

Cllr N Hindmarch,

Cllr Mrs S Marshall

Cllr Mrs K Neale

Cllr Mrs B Waugh

In attendance: Mrs Ann Jacobs, Clerk to Council and six Members of the Public. Cllr R Bryan arrived at 8.30pm and stayed for 10 minutes.

Public speaking: Members of the public spoke against applications:

17/0368 - Concerns were the scale and bulk of the proposal the loss of the trees and the impact of the traffic for an additional property close to the junction.

17/1236 Concerns were tree loss, loss of privacy; scale and bulk of a two storey property adjacent to bungalows; damage to the SCA.

34. Declarations of Pecuniary Interest: Cllr Adkins declared a pecuniary interest in respect of 17/1236 as he lives next door. Cllr Adkins left the room for the debate on this item.

Cllr Mrs B Waugh took no part in the debate for application 17/0368 as she had already submitted a consultation comment online and was therefore predetermined.

35. Apologies for absence: None.

36. Minutes –The Minutes of the meeting held on 1st June 2017 pages 5 & 6 were agreed as a true and accurate record. Proposed by Cllr N Hindmarch, seconded by Cllr Mrs J Carter.

RESOLVED: The Minute of the meeting held on 1st June 2017 were agreed and adopted as a true and accurate record.

37. Matters arising from the Minutes:

Response received from Mr Trueick – The SCA's will be reviewed as part of the Local Plan Review process. Parishes will be consulted at that time. This was discussed it was noted that whilst a review might be planned the SCA policy was still current adopted policy.

38. Correspondence, for information only:

- Decision on 27 Sandy Lane, appeal dismissed. The Clerk had circulated the report to Members.
- Email objecting to 17/0368 from a resident of Cedar Avenue: concerns over loss of trees; out of keeping, out of character.
- 17/0368 – Tree Officers report noted.

39. Planning Decisions – Lists emailed were noted.

40. Planning Applications:

App. No.	Address	Parish Response:
17/0368 Revised plan	19 Cedar Avenue ST LEONARDS/ST IVES BH24 2QF Erection of Detached 4 bed Chalet Bungalow with Integral Double Garage, land at rear of	Strongly object – Concerned about the impact of additional vehicles and access to the new property opposite the junction. It is a contrived plot. The proposal is contrary to policies HE2; HE3 and LN1. It is too bulky and dominant and will have a detrimental visual impact on the street scene. The proposal is totally out of keeping with the adjacent properties. If the Officer is at variance we ask that this goes to Committee.

17/1140	93 Lions Lane, Ashley Heath, BH24 2HJ-1 1/2 storey rear extension to gain extra living space and bedroom. Internal alterations and new repositioned entrance hall together with widened front access with gates, fencing and hedge screening.	No objection
17/1165	34 Braeside Road, St Leonards/St Ives BH24 2PH- Erect 3 no. bed chalet bungalow and access	No objection in principle but we do have some concern over potential for traffic noise nuisance to number 30 as there is no indication of the intended parking or turning area. The other concern is the potential for overlooking due to the Juliette balconies at the rear. (Cllr N Hindmarch and Cllr Mrs B Waugh abstained, the rest were in favour)
17/1236 After the public speaking Cllr Adkins left the room for the debate on this item.	2 Ashley Drive North, Ashley Heath BH24 2JL- Erect 4 bedroom detached dwelling with single internal garage and the provision of shared drive access, on-site parking / turning area on land severed from 2 Ashley Drive North.	Strongly object – The proposal is out of keeping with the adjacent bungalows. It does not comply with the adopted policy for the Special Character Area development criteria. It lacks the spatial quality of the adjacent properties. The height; scale, bulk and massing of the proposal will dominate the adjacent bungalows. The plot is too small for a dwelling of this bulk and mass. There is scant regard for the SCA of the Parish. It is also contrary to policy HE2. If the Officer is at variance we ask that this goes to Committee.
17/1363	39 St Ives Park, Ashley Heath BH24 2JX- Single storey rear extension	No objection
17/1302	Two Tias, Greenacres Close, Ashley Heath BH24 2AP- Erection of a detached timber garden outbuilding for use as a leisure room.	No objection provided conditioned for leisure use and ancillary to the main dwelling.
17/1398	14 Forest Edge Drive, St Leonards/St Ives, BH24 2ER- Rear infill extension with pitched roof over and loft conversion including side dormer and roof windows	No objection provided compliant with policy and no overlooking. The Committee were unable to take any neighbour concerns into account as there were still two more weeks for comments.

41. Planning Working Group – Members received the minutes from the Planning Working Group held on 12th June 2017. The Chairman thanked the group for their efforts. The Clerk will continue to update the comparison with EDDC decisions. The Committee would monitor the Inspectors Decisions particularly when appeals were dismissed. The Chairman has asked Cllr Bryan for information on County Council planning policy.

42. Exchange of Information:

1. Next Meeting scheduled for 13th July 2017 in the Committee Room at 7.15pm provided sufficient business.
 2. Members complained about the height of grass on roundabouts on the A31. The Clerk has already reported this to Highways Agency but will chase them up.
 3. Concern was raised about the lack of consistency on Tree approvals. The Parish is no longer notified. Trees are being removed prior to development. The Parish had offered to map amenity value trees for EDDC but had been declined.
- Meeting ended at 8.55pm.

Chairman