

**St Leonards & St Ives Parish Council**  
**Planning Committee Meeting**  
**Minutes of the meeting held on 5<sup>th</sup> October 2017 at 7.15pm**  
**Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present:– Cllr Mrs A Warman, Chairman

Cllr R Adkins

Cllr Mrs J Carter

Cllr Mrs S Marshall

Cllr Mrs B Waugh

Cllr Mrs K Neale

**In attendance:** Mrs Ann Jacobs, Clerk to Council.

**Public speaking: None**

**139. Declarations of Pecuniary Interest:** Cllr Mrs Waugh informed the meeting that she lives next door to the site on application 17/2326, but had no pecuniary benefit in the proposal but would leave the room if Members preferred. Cllr Mrs Waugh remained but abstained from the vote on the application.

**140. Apologies for absence:** Cllr A Davies and Cllr N Hindmarch

**141. Minutes –**

i) The Minutes of the meeting held on 3<sup>rd</sup> August 2017 pages 18 and 19 were agreed as a true and accurate record.

ii) The Minutes of the meeting held on 24<sup>th</sup> August 2017 pages were agreed as a true and accurate record.

**142. Matters arising from the Minutes:** none

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

The following applications were responded to under delegated powers in consultation with the Clerk, Cllr Mrs A Warman and Cllr Mrs B Waugh:-

App. No.	Address	Parish response:
17/1106	Avon Glen, Hurn Lane, St Leonards/St Ives, BH24 2AG - CONVERSION OF ROOF SPACE WITH DORMERS TO PROVIDE FIRST FLOOR ACCOMMODATION	We have no objection to this proposal provided adequate screening is maintained to prevent any issue of privacy with neighbours and the Officer is satisfied that the proposal conforms to policy HE2.
17/1969	9 Pinewood Road, St Leonards/St Ives, BH24 2PA - Single storey side extension.	We have no objection to this proposal.

**144. Planning Decisions – lists emailed were noted.**

**145. Planning Applications:**

App.No.	Address	Parish Response
17/1848	40 Hurn Road, Ashley Heath, BH24 2AL- Proposed two-storey side extension	Missed due to leave. EDDC have approved the application. Noted
17/2111	Sheiling College Horton Road Ashley Heath BH24 2ED- Single storey rear extension with covered open area. (Dolphin building.)	No objection provided compliant with the adopted Statement of Development Intent.
17/2326	13 Cedar Avenue, St Leonards/St Ives BH24 2QF- Variation of condition 2 of application 3/15/0137/FUL to removed approved drawing 13/CA/01A, and include new drawing 1203/201	Object - Members were concerned about the increase in size of the new garage from that approved and its new location indicated. The position of the tree indicated on the adjacent property is incorrectly represented on the plan. There are no measurements shown which make it difficult to judge scale and size of the structure. From the plan we feel it is contrary to policies LN1 and HE2

17/2328	7 Windmill Close, Ashley Heath, BH24 2DL - Rear balcony accessed from patio doors from kitchen/diner	No objection
17/2340	1 Oaks Drive, St Leonards/St Ives, BH24 2QP- Replacement of existing bungalow with 1no. 4-bed chalet bungalow, erection of 2 no. 3-bed detached dwellings to centre of plot, construction of 4 no. 2- bed flats to rear of plot and associated landscaping.	We make no objection as we are mindful that this application is extremely similar to the one won on appeal 14/1149 however we ask that any approval is subject to the previous condition which requires the parking of construction vehicles and deliveries to be on site due to the access being so close to the A31 access. We will also be asking for yellow lines to be installed at this location.
17/2393	59 St Ives Park, Ashley Heath, BH24 2JX- Single storey rear extension	No objection
17/2525	37 Braeside Road, St Leonards/St Ives, BH24 2PH- Side extension & conversion of existing loft. Installation of dormers to front & rear.	No objection provided no overlooking and obscure glazing is installed to the planned upstairs bathrooms
17/2547	166 Central Drive, Oaktree Park, St Leonards, BH24 2RX- Erect a detached single garage.	No objection subject to compliance with relevant fire regulations in respect of distances to adjacent dwellings and structures.
17/2567	5 Warren Close, Ashley Heath, BH24 2AJ- Erection of detached, 4 bedroom dwelling with detached garage following the demolition of the existing dwelling.	No objection
17/2657	121 Lions Lane, Ashley Heath, BH24 2HJ- Demolish existing bungalow and detached garage. Replace with proposed 2 storey dwelling and double garage.	No objection
17/2571	6 Egmont Close, St Leonards/St Ives, BH24 2DJ- Erection of new front boundary wall, with new hardwood sliding gate.	No objection
7/2585	Land adj 32 Windmill Lane, Ashley Heath, BH24 2DQ- Erection of house and detached double garage. (As revised by plans dated 24/3/11 showing dormer windows removed) Variation condition of 3/10/1155/FUL	No objection
17/2605	51 St Ives Park ASHLEY HEATH BH24 2JX- The erection of a four bedroom, detached dwelling with associated vehicular and pedestrian access, parking and secure cycle storage, tree protection and landscaping	Object – The revised application does not ameliorate our previous concerns. The application is at variance with the Special Character Area Supplementary Guidance 27. We still have concerns about the effect on the mature trees indicated on the edge of the site and adjacent and therefore contrary to policy HE2. A further additional four bed property will further impact on the narrow shared access road due to additional vehicle movements. If the Officer is at variance we ask that this goes to Committee and we shall send a speaker.

#### 146. Exchange of Information:

1. Next Meeting scheduled for 26<sup>th</sup> October 2017 in the Committee Room at 7.15pm provided sufficient business.

Meeting ended at 8.20pm

#### Chairman