

**St Leonards & St Ives Parish Council**  
**Planning Committee Meeting**  
**Minutes of the meeting held on 11<sup>th</sup> January 2018 at 7.15pm**  
**Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present:– Cllr Mrs A Warman, Chairman

Cllr Mrs J Carter

Cllr A Davies

Cllr Mrs S Marshall

Cllr N Hindmarch

**In attendance:** Mrs Ann Jacobs, Clerk to Council and six members of the public

**Public speaking:** Members of the public spoke against application 17/3447 their concerns were the size of the extension which they felt was out of keeping with the rest of the culdesac especially on the front of the property; the close proximity to the immediate neighbour and loss of parking.

17/3484 The applicant explained the proposal and the reasons for the layout. The applicant had been requested to ensure onsite turning by the Council. Other residents raised their concerns which related to the size of the garage, its potential for future use; the positioning of the new garage on the plot was thought to be out of keeping with adjacent properties.

**212. Apologies for absence** were received and accepted from Cllr R Adkins and Cllr Mrs K Neale both of whom were working. Cllr Mrs B Waugh apologised as she had another appointment.

**213. Minutes –The Minutes** of the meeting held on 7<sup>th</sup> December 2017 pages 42 and 43 were agreed and adopted as a true and accurate record. Proposed by Cllr S Marshall, seconded by Cllr A Davies.

**RESOLVED: To adopt the Minutes of 7<sup>th</sup> December 2017 pages 42 & 43 as a true record.**

**214. Matters arising from the Minutes:**

- 51 St Ives Park – Application refused due to size of proposal and dominating affect it would have on 82 Sandy Lane. Residents had asked the Clerk to thank the Committee for the work and support. Noted.
- Land adj Linstead Lodge – Agricultural building – application refused contrary to Green Belt Policy. Noted.
- Appeal for land adj 53 The Glade – Inspector dismissed the appeal and awarded costs to DCC the applicant has 30 days to return the site to its former state. Noted.

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

- A letter of objection had been received concerning 17/3447 – noted
- Two letters of objection had been received concerning 17/3484 - noted
- Members noted the following plans were responded to under delegated powers sanctioned by the Chairman of the Committee:-

17/3225	34 Bushmead Drive, Ashley Heath, - Single storey rear extension.	No objection
17/3204	12A Webbs Close, St Leonards/ - Erection of single storey extension to rear and side elevations after demolition of existing garage and conservatory	No objection provided Case Officer satisfied that there is no overlooking and compliant with Policy.
17/3284	23 St Ives Wood Road, Ashley Heath- Two bay car port to principal elevation of house	No objection
17/3377	Wilhan Rise, Horton Road, Ashley The construction of a detached timber carport.	No objection provided compliant with policy

**216. Planning Applications:**

App. No.	Address	Proposal
17/3447	23 Monkworthy Drive, Ashley Heath, BH24 2JJ - Single storey front extension	Object – The Committee felt the size of the proposal was too large in such a prominent position which would result in over intensification of the site and would be unneighbourly due to its close proximity to the adjacent boundary and therefore contrary to policy HE2. There was also concern about the loss of parking as the larger property would also lead to more cars. A smaller proposal further away from the boundary would be more acceptable. Motion carried 4 in favour, Cllr A Davies abstained.
17/3459	122 Ringwood Road, St Leonards, BH24 2NX - Form two storey side extension with single storey porch (Demolish porch)	No objection
17/3466	Timberlaine 22 Chapel Rise Ashley BH24 2BL - Replacement 2 storey house.	No objection
17/3484	8 Webbs Way, St Leonards BH24 2DU - Single storey front extension and detached garage.	Recommend refusal as the proposal stands. Concern was expressed about the siting of the separate garage as it would be too dominant in the street scene due to its size and location. The Committee felt that if it was attached to the property or repositioned so that it was much closer to it nearer the shed, it would be less obtrusive in the street scene and therefore less dominant. The kitchen extension to the property was acceptable. If the Officer is minded to accept the proposal with the garage at this size the Committee request that it is conditioned to prevent use as living accommodation. Motion carried 3 in favour Cllr Mrs S Marshall and Cllr N Hindmarch abstained.

Late applications: Members discussed the following late applications which due to time restraints could not wait until the next meeting. A revised agenda had been placed on the Parish website and noticeboards asked the public to check with the Clerk and website:-

App. No.	Address	Proposal
<b>17/3397</b>	51 The Glade, St Leonards And St Ives BH24 2HR - Single storey rear extension and two storey side extension with integral garage following demolition of existing garage and conservatory	No objection
<b>17/3530</b>	19 Ashley Drive South, Ashley Heath BH24 2JS - Raise roof to provide additional accommodation in the roof space incorporating a two storey front porch, a two storey rear extension and a single storey side extension.	No objection

<b>17/3539</b>	3 Windmill Lane, Ashley Heath BH24 2DQ - Erect front extension, first floor side extension, raise flat roof and rear dormer.	No objection provided Tree Officer is satisfied with the proposal.
<b>17/3568</b>	21 Sandy Lane, St Leonards BH24 2LE - Single storey extension (rear)	No objection

**217. Exchange of Information:**

1. Next Meeting scheduled 1<sup>st</sup> February 2018 in the Committee Room at 7.15pm provided sufficient business.
2. Cllr Mrs Marshall suggested that a draft response to the consultation on the draft Minerals and Waste Development Plan was put on the Parish website as it was felt that the terminology might be confusing to the people who had no experience of this type of documentation.

Meeting closed at 8.20pm

Chairman

DRAFT