

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 28th June 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 A Davies

Cllr K Gawler

Cllr N Hindmarch,

Cllr Mrs K Neale

Cllr J Parker

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

55. Declarations of Pecuniary Interest: Cllr N Hindmarch declared a pecuniary interest in application 18/1533 land adj 29 Grange Road as he is an immediate neighbour. Cllr Hindmarch left the room for the discussion on this application.

56. Apologies for absence: Cllr Mrs S Marshall

57. Public speaking – Members of the public answered some brief questions about the application 18/1533 and the purpose for which it would be used for.

58. Minutes –To confirm the Minutes of the meeting held on 7th June 2018 pages

59. Matters arising from the Minutes: None

60. Correspondence, for information only: none

61. Planning Decisions – Lists emailed on 19th June 2018 were noted.

62. Planning Applications:

App. No.	Address	Proposal
18/0488	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 (revised scheme)As amended by plans received 14th June 2018 to reconfigure the first floor accommodation and fenestration.	The amendments do nothing to ameliorate our previous concerns about this application which are:- We have serious concerns due to the bulk and height of the property, that it will be dominant and overpowering behind the bungalows of Sandy Lane especially combined with the topography of the site. The proposal is contrary to policy HE2. This is a contrived plot utilising the amenity space of 82 Sandy Lane. The revised proposal still has a small plot size relative to the size of the proposed dwelling it is considered that the proposal is a cramped, overdevelopment of the site that would result in an inadequately sized private amenity area to serve the proposed dwelling contrary to policies LN2 and HE2 para 17 of the NPPF.
18/0977	95 Oaks Drive, St Leonards, BH24 2QS - Front and rear extensions. Loft Conversion for accommodation (annexe).	No objection provided conditioned as previously to ensure a new separate residential use is not created and that condition 5 of application 15/1154 the study window is obscure glazed to ensure the privacy of 93.
18/1206	Olveston House, Greenacres Close, Ashley Heath BH24 2AP - Two storey front extension (demolish existing conservatory).	No objection
18/1299	Two Tias, Greenacres Close, Ashley Heath BH24 2AP - Demolition of an existing summerhouse outbuilding and	No objection

	construction of a new timber garden-outbuilding	
18/1344	13 Egmont Drive, Avon Castle BH24 2BN - Ground floor side extension to existing garage.	No objection
18/1345	23 Avon Avenue, Avon Castle BH24 2BQ - To vary condition 5 on planning application 3/16/0240/FUL as landscaping scheme that was implemented was different to that which was approved	No objection
18/1407	33 Gainsborough Road, Ashley Heath BH24 2HY - Single storey front extension. Single storey rear extension to replace existing conservatory. Associated internal alterations.	No objection
18/1445	38A Ringwood Road, St Leonards BH24 2NY - SINGLE STOREY KITCHEN EXTENSION TO REAR	No objection provided the Tree Officer has no objection to the proposal.
18/1484	11 Avon Castle Drive, Ashley Heath, BH24 2BA - Demolish existing buildings and erect a 7 bedroom detached house and garage. (Revised Scheme)	No objection provided the Tree Officer has no objection to the proposal.
18/1496	Greenacres, Greenacres Close, Ashley Heath BH24 2AP - Proposed oak framed outbuilding	No objection provided immediate adjacent property has no concerns and conditioned to prevent separation from the main dwelling.
18/1515	47 Avon Castle Drive, Avon Castle BH24 2BD - Extensions and alterations to existing dwelling	No objection provided the Case Officer is satisfied that it is in keeping with the Special Character Area and policy HE2.
18/1533	Land Adj. 29 Grange Road St Leonards BH24 2QE- Change of use of the land for the stationing of a non residential static caravan.	We do not wish to see anymore development in the Green Belt, we leave this to the Officer to determine whether the application is compliant with GBP or not.

63. Exchange of Information:

1. Next Meeting scheduled for 19th July 2018 in the Committee Room at 7.15pm provided sufficient business.

Meeting closed at 8pm.

Chairman