

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 19th July 2018 at 7.00pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards**

Members present:– Cllr Mrs A Warman, Chairman

Cllr A Davies

Cllr Mrs S Marshall

Cllr Mrs K Neale

Cllr J Parker

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

64. Declarations of Pecuniary Interest: none

65. Apologies for absence were received and accepted from Cllr K Gawler and Cllr N Hindmarch.

66. Public speaking: Several members of the public spoke against application 18/1295. Concerns were about the potential loss of and damage to a number of trees on the site and in neighbouring gardens; safety of the site access on the bend of Woolsbridge Road; The impact of increased development on neighbouring properties; lack of onsite parking which will lead to on-road parking; access for service vehicles and the design was felt to be out of keeping as most properties in the vicinity have garages and more space. Significant site clearance is already underway. The Clerk will report this to the Tree Officer.

18/1551 – A Member of the public spoke against the application which they thought too bulky, dominating and totally out of keeping with the street scene. The garage was too big and too forward on the plot.

18/1762 – The Committee heard from the applicant about the changes made and that the proposal was for a property which was Eco, modest and was of an off-site type of construction. He had agreed to obscure glazing in a window with the side elevation parking provision for four cars was now made.

67. Minutes –Minutes of the meeting held on 28th June 2018 pages 11 & 12 were agreed as a true and accurate record. Proposed by Cllr Mrs K Neale, seconded by Cllr Mrs S Marshall. Agreed unanimously.

RESOLVED: The Minutes of the meeting held on 28th June 2018 pages 11 & 12 were agreed as a true and accurate record.

68. Matters arising from the Minutes:

Min. 62 - Application 18/1445 – 38A Ringwood Road- single storey rear extension– Amendments received altering finish from brick to render, enlarging window with obscure glazing and removing tree. Previously we had no objection provided the Tree Officer was satisfied. Due to deadlines Chair and Clerk reviewed and agreed that as this is a rear single storey extension the amendments did not alter the previous decision provided the Tree Officer is satisfied and the window is conditioned to ensure obscured. Noted.

69. Correspondence, for information only:

- Email of objection 14 Avon Avenue
- Local Plan review brief – sections copied for Cllr Mrs A Warman and Cllr Davies who will be attending the briefing on 2nd August.

70. Planning Decisions – Noted lists emailed on 12th July 2018

71. Planning Applications:

App. No.	Address	Parish Response
18/1295	43 & R/O 41 Woolsbridge Road St Leonards BH24 2LS - Erect a pair of 3 bed semi detached houses and 2 no 3 bedroom detached bungalows with parking (Demolish existing building)	Strongly object – The proposal is inappropriate development for this site. Very concerned about the impact on trees onsite and on neighbouring properties/boundaries. Safety of the access onto Woolsbridge Road on the bend. A previous appeal raised the same issues and this proposal is for a further property. Lack of space on access for Service and emergency vehicles and very poor parking provision. The proposal to place the semi-detached properties so close

		to the boundary with 45 Woolsbridge is out of keeping. The proposal is not compliant with policy HE2 specifically as regards relationship to nearby properties, height; bulk; scale and street scene. The impact on rear and adjacent properties is unacceptable and this is a contrived plot for 4 properties. If the Officer is at variance the Chairman will speak against the proposal at EDDC Committee.
18/1310	49 Heath Road, St Leonards And St Ives, BH24 2PZ - Garage conversion, new porch internal alterations and rendering of property.	No objection
18/1343	11 Warren Close, Ashley Heath, BH24 2AJ - Demolition of existing 4 bedroom bungalow to slab and erection of a new 5 bedroom chalet bungalow. (Revised scheme).	The Committee had concerns about the design and the scale and design fitting in with the street scene but if the Officer feels that the proposal is in keeping with HE2 will not object.
18/1346	The Woodman, 246 A31 (T) - Ringwood Road, St Leonards And St Ives, BH24 2SB - Engineering operation for the installation of a new sewage treatment plant	No objection
18/1476	39 St Ives Park, Ashley Heath, BH24 2JX - Single storey rear extension	No objection
18/1535	15 Bracken Close, Ashley Heath, Ringwood, Dorset, BH24 2HF - Alterations to property. Side and rear extension and extension of roof over the existing garage.	No objection
18/1551	14 Avon Avenue, St Leonards And St Ives, BH24 2BH - Enlargement of roofspace to create additional living area. Erect single storey extension to the north east elevation and a detached garage	Object – The proposal is excessive overbearing and will have a serious impact on No. 12 Avon Ave by means of bulk and overlooking. The scale of the proposal is too big for the site and will dominate the adjacent property. The proposal is contrary to policy HE2. The extension to the main property is too tall, bulky and will dominate. The proposal for the garage is too far forward on the site and will be out of keeping and dominating, it is totally out of keeping with the street scene is unsympathetic and conflicts with the character of the area. If the Officer is at variance we will send a speaker to speak against the proposal at EDDC Committee.
18/1552	Land adj 24 Foxbury Road St Leonards & St Ives BH24 2SG - Variation of condition 1 of planning application 3/12/0497/FUL	No objection provided compliant with GBP and that the use cannot be transferred to a separate business use or another person.
18/1553	Forestry Bungalow, Horton Road, Ashley Heath, BH24 2EJ - Single storey flat roof extension to the rear of the existing bungalow.	No objection
18/1559	69 Ashley Drive South, Ashley Heath Dorset, BH24 2JU - Two storey front extension, extend ridge to create additional habitable accommodation, replacement single garage and widen access.	No objection provided the Officer feels that there is no overlooking and that the proposal is compliant with HE2 and the SCA policies.

18/1600	47 Boundary Lane, St Leonards And St Ives, BH24 2SE - Single storey rear extension & side extension. New porch.	No objection provided compliant with GBP
18/1640	10 Foxbury Road, St Leonards And St Ives, BH24 2SG - Single storey side and rear extensions (Garage conversion). Roof and porch alterations.	No objection provided compliant with GBP
18/1685	2 Fir Tree Close, St Leonards And St Ives, BH24 2QW - Minor material amendment to vary Condition 2 of Application 3/18/0784/FUL to erect 1 no. garage to proposed dwelling and 1 no. garage to 2 Fir Tree Close instead of car ports.	No objection
18/1762	150 Sandy Lane, St Leonards And St Ives, BH24 2LH - Sever plot and erect 1 no 3 bedroom house with associated parking and access. (Revised scheme to PA 3/18/0407/FUL)	After a lengthy debate the Committee agreed to submit a response of no objection to the proposal on the casting vote of the Chairman.

72. Exchange of Information:

1. Next Meeting scheduled for 9th August 2018 in the Committee Room at 7.15pm provided sufficient business.
2. Concern was raised about the work underway on Horton Road and the level of resurfacing. The Clerk advised that Cllr Bryan had been onsite a number of times during the work and would report on this at the Full Council meeting.

Meeting ended at: 8.16pm

Chairman