

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on 9<sup>th</sup> August 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 Mrs K Neale

Cllr N Hindmarch

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

**93. Declarations of Pecuniary Interest:** Cllr Gawler abstained from application 18/1801 as he may know the owner.

**94. Apologies for absence** were received and accepted from Cllr Mrs S Marshall and Cllr J Parker

**95. Public speaking:** Members of the public spoke against the following applications:-  
18/1917 – concerns were no. 14 is on higher ground to properties at the rear and the plot narrows. There was concern about the potential for overlooking at the rear from the Juliette balconies and the resultant overall size of the proposal in an area of bungalows. The public were reminded to ensure their comments were sent in to the LPA by the deadline. The Clerk was asked to forward these to the Planning Officer by the public present. The Clerk pointed out that this would mean that they would be put on to the public website.  
18/1617 – concerns were the close proximity of the proposal to 26 St Ives Park especially as 28 is significantly higher. Concerned about potential to damage the party wall. Reduction of light in the rear garden. Concerned about noise and the lack of space between the two properties.

**96. Minutes** –Minutes of the meeting held on 19<sup>th</sup> July 2018 pages 13-15 were agreed as a true and accurate record. Proposed by Cllr A Davies, seconded by Cllr Mrs K Neale. Agreed unanimously.  
**RESOLVED: The Minutes of the meeting held on 19<sup>th</sup> July 2018 pages 13-15 were agreed as a true and accurate record.**

**97. Matters arising from the Minutes:** None

**98. Correspondence, for information only:** emails of objection concerning 18/1917.

**99. Planning Decisions – To note lists emailed on 2<sup>nd</sup> August 2018**

**100. Planning Applications:**

App. No.	Address	Parish response
18/1031	12A Webbs Close, St Leonards BH24 2EP - Variation of planning application 3/17/3204/HOU to vary condition 2 to replace drawing A101 with A101 Rev. A to reduce the footprint of the proposed extension by removing the utility area. Add new door to side elevation.	No objection
18/1407	33 Gainsborough Road, Ashley Heath BH24 2HY - Single storey front extension. Single storey rear extension to replace existing conservatory and new terrace area. Associated internal alterations.	No objection
18/1617	28 St Ives Park, Ashley Heath, BH24 2JY - Rear extension. Loft conversion to form additional accommodation.	Object – The proposal will be over bearing, unneighbourly and dominant, on the adjacent property no. 26 due to its close proximity to the boundary and higher ground. The proposal will leave insufficient space

		for maintenance of either property. The resultant proposal is therefore contrary to policy HE2 due particularly to the spacing. The proposal is in the SCA. Due to topography the proposal may lead to a flooding risk.
18/1644	34 Avon Castle Drive, Avon Castle BH24 2BB- Demolish existing dwelling and erect a 6 bedroom house with garage and parking.	No objection provided the case Officer is satisfied that it is compliant with the Special Character Area
18/1723	16 Castlemews, Avon Castle BH24 2BG - External timber staircase to existing garage.	Object – the proposal is not in keeping with the street scene. The door access has a potential for over looking The proposal is aesthetically poor out of character and inappropriate in the SCA. Contrary to policy HE2. If the Officer is at variance we will send a speaker.
18/1748	4A Lions Lane, St Leonards BH24 2HL - Single storey rear extension	No objection provided no over looking issues.
18/1801	21 Ashley Drive North, Ashley Heath, BH24 2JL - Two storey extension (garage and accommodation). Demolish existing garage, outbuilding and part of property	No objection provided the case Officer is satisfied that it is compliant with the Special Character Area
181826	7 Ashley Drive South, Ashley Heath, BH24 2JT - Two storey side extension (Demolish conservatory)	No objection provided the case Officer is satisfied that it is compliant with the Special Character Area
18/1838	24 Ashley Park, Ashley Heath, BH24 2HA - Raise roof to provide accommodation in the roof space. Extend existing garage and link to main house.	No objection
18/1840	37 Bushmead Drive, Ashley Heath, BH24 2HT - Retrospective application to alter the position of one rooflight within the rear roof slope; change two large patio doors to three patio doors. Extend detached garage from 3.2m to 5.6m and widen the driveway.	Application withdrawn
18/1917	14 Heather Close, St Leonards, BH24 2QJ - Single and two storey rear extensions incorporating two Juliet balconies and porch infill	Object – The resultant proposal will have a detrimental impact on adjacent properties due to the bulk and mass. Permitted development rights were removed from 62A Oaks Drive to prevent overlooking this proposal contradicts this requirement. Concerned about overlooking particularly from the double Juliet balconies and large windows. The proposal is out of keeping with the street scene and will dominate adjacent properties contrary to policy HE2. If the Officer is at variance we will send a speaker.
18/1946	3 Cedar Avenue, St Leonards BH24 2QF - Two storey rear extension; Two flat roofed dormers and triangular window to front elevation.	No objection in principle but would prefer to see pitched roof dormers on the front as we would feel it would be more compatible with policy HE2

## 101. Exchange of Information:

1. Next Meeting scheduled for 30<sup>th</sup> August 2018 in the Committee Room at 7.15pm provided sufficient business.
2. Cllr Davies and Cllr Warman gave a brief overview of the meeting attended concerning the Local Plan. Whilst this Parish is not earmarked for additional development due to the volume of infilling this is a draft and it is subject to change. Alderholt West Moors and Ferndown are all registered for additional housing. A more flexible use of the Green Belt is proposed. Starter homes will be included in affordable quotas. Main areas are Verwood, where a lot of social housing is planned. West Moors has been identified for 170 new homes just off the Azalea roundabout, Alderholt over 1,000 which is to justify the improved infrastructure as the most people who live in Alderholt work in Hampshire. This is the first draft and the consultation runs from July to September (6 weeks) the LPA have had the Developers ideas in so far. The plan is scheduled to go to the Secretary of State in June 2019; Inspectorate in October 2019; modifications by December 2019 and the new plan will be adopted by February 2020.

Meeting closed at 8.25pm

Chairman