

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 20th September 2018 at 7.15pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards

Members present:– Cllr A Davies, Vice Chairman in the Chair

Cllr N Hindmarch

Cllr Mrs S Marshall

Cllr Mrs K Neale

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

128. Declarations of Pecuniary Interest: None

129. Apologies for absence: Cllr K Gawler; Cllr J Parker and Cllr Mrs A Warman

130. Public speaking – Members of the public spoke against 18/2137 explaining their concerns in relation to the increased density, fire risk, concerns about the composting toilet and future use if the property is subsequently sold.

131. Minutes –The Minutes of the meeting held on 30th August pages 27 & 28 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 30th August 2018 pages 27& 28 were agreed as a true and accurate record.

132. Matters arising from the Minutes: None

133. Correspondence, for information only:

- Copy of letter re appeal on Land adj Linstead lodge – further information to the Inspector

134. Planning Decisions – Members noted lists emailed on 12th September 2018

135. Planning Applications:

| App. No. | Address | Parish Response |
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| 18/1878 | 35 Ashley Drive South, Ashley Heath, BH24 2JR - Construction of a new double garage to the front of the main dwelling. | We are mindful that this application is within the Special Character Area, if the Officer is satisfied that the proposal is compliant with policy HE2 and the SCA then we have no objection. |
| 18/2137 | 26 Pinewood Road, St Leonards And St Ives, BH24 2PA - Single storey detached garden annexe. | Strongly object – The proposal is contrary to Policy HE2 as it is not compatible with neighbouring properties and will impact on them and on the trees on site. We question the accuracy of the description of the proposal as an “annexe”, this is a separate dwelling and the need is temporary and not proven. We have concerns about whether emergency aid could be provided with the “annexe” in this location on the site especially as the structure is at the bottom of a slope. We have concerns about the increased fire risk to the protected trees and neighbouring properties due to the gas and batteries. This proposal will impact on adjacent properties in Coppice Close and Sandy lane and will in fact be much closer to them than the host property. The design is out of keeping with adjacent properties. We also have concerns about drainage and the impact of the composting toilet on neighbouring properties. The host property was permitted on the understanding and acceptance that the proposal (and its two other dwellings on site) would result in an above average density, allowing this further unit which is remote and separate further exacerbates this density. If the Officer is at variance we ask that this goes to Committee and we will send a speaker to speak against. |

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| 18/2249 | 11 Warren Close, Ashley Heath, BH24 2AJ - Demolition of existing 4-bedroom bungalow to slab and erection of a 5-bedroom chalet bungalow | No objection provided Officer is satisfied the proposal is compliant with policy. |
| 18/2298 | 11 Avon Castle Drive, Ashley Heath, BH24 2BA - Demolition of existing buildings and Erection of 7 bedroom detached house and garage | No objection provided the Officer is satisfied that the revised proposal has addressed the reasons for refusal in the previous application 18/1484. |
| 18/2311 | 25 Chapel Rise, St Leonards And St Ives, BH24 2BL - REAR SINGLE STOREY EXTENSION | No objection |
| 18/2315 | 8 St Ives End Lane, St Leonards And St Ives, BH24 2PB - Single storey extension to front of existing bungalow | No objection |

136. Exchange of Information:

1. Next meeting 11th October provided sufficient business.

Meeting closed at 7.56pm.

Chairman