

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 21st February 2019 at 7.15pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards

Members present:– Cllr Mrs A Warman, Chairman
 Cllr N Hindmarch Cllr Mrs K Neale
 Cllr Mrs S Marshall Cllr J Parker

In attendance: Mrs Ann Jacobs, Clerk to Council and twelve members of the Public.

Public Speaking: The meeting was closed to hear from the public in respect of applications 19/0123 and 18/3494.

Concern was raised about the impact of LGR on the planning process and the Clerk was asked to ask for clarity about the decision making process after 1st April 2019. The concern was that decisions on local plans would be made by those with no knowledge of the character and identity of our Parish.

259. Declarations of Pecuniary Interest: None. Cllr Hindmarch declared a personal interest in applications 19/0123 and 18/3561 as he knows both applicants. Cllr Hindmarch abstained from the vote on application 18/3561.

260. Apologies for absence were received and accepted from Cllr A Davies and Cllr K Gawler.

261. Minutes –The meeting scheduled for 31st January 2019 was cancelled due to snow. Members approved the responses made under delegated powers. Proposed by Cllr J Parker, seconded by Cllr Mrs S Marshall.

RESOLVED: To approve the responses made under delegated powers. A copy appears as appendix A with these Minutes in the Minute Book.

262. Matters arising from the Minutes: None

263. Correspondence, for information only: None

264. Planning Decisions – emailed on 13th February 2019

265. Planning Applications:

App. No.	Address	Proposal
19/0123	8 Ivy Close, Ashley Heath, Ringwood, Dorset, BH24 2QZ - Erection of 1no. detached dwelling with associated access and parking (demolish existing garage).	Object this is a contrived plot with very poor access. The proposal will impact on properties in Lions lane due to overlooking. The proposal will result in insufficient onsite parking for the new dwelling and remove significant parking provision for the host property which is now a substantial five bedroom house. This factor alone will significantly impact on neighbouring dwellings in respect of access for residents, emergency and service vehicles in this small culdesac area. In summary the proposal fails policy HE2 in its relationship to nearby properties, it is out of character and contrived.
19/0148	34 Avon Castle Drive, Ashley Heath, Ringwood, Dorset, BH24 2BB - Demolish existing dwelling and erect a 6 bedroom house with garage and parking. (Re-Submission of P/A 3/18/1644/FUL - Approved).	No objection
18/3455	103 Woolsbridge Road, Ashley Heath, BH24 2LZ - Demolish the	No objection (carried 4:1 Cllr Mrs Marshall was against the proposal)

	existing dwelling and erect 3no detached bungalows with vehicular access and parking.	
18/3494	74 Woolsbridge Road, Ashley Heath, Ringwood, Dorset, BH24 2LX - Demolish the existing bungalow and dilapidated garage and erect 4 new dwellings with detached garages, access and car parking	<p>We strongly object to this proposal which will result in a development which is overbearing, out of keeping with adjacent properties and result in over intensification of the site. The scale, bulk and height of these four houses and the proposals relationship to mature trees is contrary to policy HE2 and unacceptable. The upper storey on the two garages is also a concern as this could potentially lead to further living accommodation as do the very high pitched roofs.</p> <p>We question the apparent “slippage” as regards the tree issue which previously raised strong objections from EDDC why has the opinion suddenly changed? This site has always been known as a Wood land and it needs to be retained as a woodland yet the owners of the site have been permitted to gradually remove trees from a protected area. Further trees are also due to be removed. To permit such large dwellings of this number on this site will put even further pressure on the remaining trees which are vital to the sylvan appearance of this part of the Parish.</p> <p>Part of the site and adjacent properties are known to have a flooding issue and measures need to be taken so as not to exacerbate this issue on adjacent properties.</p> <p>We are also concerned about the welfare of the wildlife on site, particularly the badgers due to the scale of this proposal.</p> <p>We are concerned about the long term maintenance and management of the shared “communal” areas.</p>
18/3561	7 Beech Lane, St Leonards And St Ives, Ringwood, BH24 2QD - Front & rear single storey extensions and first floor extension to provide habitable accommodation, with new roof, and remodel exterior.	No objection provided compliant with Green Belt Policy.

266. Exchange of Information:

1. Next Meeting scheduled for 14th March 2019 in the Committee Room at 7.15pm
2. The Clerk reported that Redmans Quarry had applied for a temporary haul road.
3. The Clerk reported an open drop in event in connection with the Hampshire Minerals Plan at the Hub on Wednesday 6th March 2019 The Verwood Hub, BH31 7QE 2.30pm - 8.00pm. This concerns the extraction of minerals at a site to the South East of Verwood.

Meeting ended at 8.28 pm

Chairman