

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 6th June 2019 at 7.15pm
Held in the Committee Room at the Village Hall, Braeside Road, St Leonards

Members present:– Cllr J B Parker, Chairman

Cllr A Davies

Cllr Mrs S Marshall

Cllr J W Parker

Cllr Mrs K Neale

Cllr Mrs A Warman

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

36. Declarations of Pecuniary Interest:

37. Apologies for absence: Cllr K Gawler, Cllr R Bryan and Cllr N Hindmarch

38. Public speaking – Members of the public spoke in relation to 19/895 and 19/0912. No objection was raised on 19/0912 the concern related to the increased number of cars entering Woolsbridge Road at this point and the poor painting of the cycle lane. The Clerk will contact Dorset Council and ask if it can be repainted.

39. Minutes – The Minutes of the meeting held on 16th May 2019 were agreed as a true and accurate record. Proposed by Cllr Mrs S Marshall, seconded by Cllr Mrs K Neale. Agreed

RESOLVED: The Minutes of the meeting held on 16th May 2019 were duly adopted.

40. Matters arising from the Minutes:

- Min. 35.2- The Clerk had checked the application in Elmore Drive and the plans did indicate the fencing going up to the boundary.

41. Correspondence, for information only:

- New Tree Preservation order for the gardens of the High Street shops and the separate green area in front of the shops. The order covers all trees of whatever species on both areas.
- Copy of a letter of objection was summarised by the Clerk and noted in relation to 15 Windsor Close.

42. Planning Decisions – Read out by the Clerk.

19/0691 10 Laurel Close – approved

19/0343 19 Avon Ave approved

18/3560 10 St Ives Wood refused

19/1005 15 Ashley Drive South – refusal to fell

19/0996 1A Forest Edge Drive – tree cutback

19/1145 15A Avon Castle Drive – appd fell Oak

19/1154 9 Avon Ave – split various tree work

43. Planning Applications:

App. No.	Address	Parish response:
19/0692	80 Wayside Road, St Leonards And St Ives, BH24 2SJ - Two storey & first floor extensions to front, side and rear. Raise roof to provide additional first floor accommodation.	No objection provided compliant with Green Belt Policy
19/0875	Avon Ridge, Westover Lane, Ashley, BH24 2AH - Extension to existing garage/carport.	No objection provided Tree Officer satisfied.
19/0883	11 Avon Castle Drive, Avon Castle, BH24 2BA - Demolish existing buildings and erect a 6 bedroom house and detached garage.	No objection provided the Officer is satisfied that the revised proposal has addressed the reasons for refusal in the previous application 18/1484. Provided Tree officer satisfied

19/0895	13 Paddock Close, St Leonards And St Ives, BH24 2LD - Demolish existing garage and conservatory, erect new attached garage. Sever plot and erect 1 no 2 bed detached bungalow with access from Sandy Lane.	Whilst we have no issue with the part of the proposal to demolish the existing garage and conservatory and erect a new garage in a new location on site, We strongly object to the part of the proposal to sever the plot and erect the 2 bed bungalow. We note that this was previously applied for under application 13/1009 and refused on appeal. Although the property proposed is now slightly smaller the dwelling is too far forward on the result plot and access for vehicles onto Sandy lane at this point with the bend will be unsafe. The plot is too cramped. The Highways condition to maintain the parking spaces is unrealistic. This new application does nothing to mitigate the concerns previously raised by the Inspector and fails policy HE2 on site coverage.
19/0912	43 Woolsbridge Road, St Leonards And St Ives, BH24 2LS - Demolish part of existing property and erect a two storey rear extension.	No objection with the proposal. The Clerk was asked to write to the Developer and thank them for their consideration to date in relation to keeping to reasonable working hours.
19/0966	34 Lions Wood, St Leonards And St Ives, BH24 2LU - Infill, Rear and Orangery Extensions	No objection provided he Case Office feels it is compliant with policy HE2.

44. Bournemouth Airport Aviation Business Park – The following applications have been registered please note this Parish is not a statutory consultee in this respect:

19/0812	Bournemouth Airport Aviation Business Park Outline application with details of access for consideration for development of land and buildings to provide 31,200 sq.m (net of demolition and redevelopment) of mixed commercial and industrial B1, B2 and B8 floor space, 700 sq.m of A1/A2/A3 retail use and incorporating ancillary support services, flood mitigation measures and supporting infrastructure at Bournemouth Airport Aviation Business Park. Variation of Conditions; 1,3,4,5,6,7,8,11 and 13 of App. No. 8/14/0637 to allow for the phasing of the delivery of the development. at Blue Zone Aviation Park West Hurn Christchurch BH23 6NW
19/0864	Land at Aviation Business Park Viscount Road Hurn Dorset BH23 6NW Outline planning application for the erection of up to 85,100 sqm GIA of Class B1, B2, B8 employment floorspace, of which no more than 34,000 sqm GIA shall be B1/B2 (Business and General Industrial), and of that, no more than 4,000 sqm GIA shall be B1a (Offices), with access and associated works. All matters reserved save for Access.

The above applications were discussed. Members had no objections to the proposals and applauded the prospect of additional employment opportunities provided of course the road system was designed to cope with the resultant additional traffic. The Clerk will respond.

45. Late Items: Members reviewed the following applications as confirmation of extensions had not been received, were minor alterations or had been previously fully discussed and amended.

App. No.	Address	Parish response:
19/0968	15 Windsor Close St Ives BH24 2LJ- Raise and extend roof to form 3 bedrooms, 2 en suite bathrooms and a landing/study area at first floor (front and rear dormers)	The amended proposal was an improvement on the previous application, if the Case Officer feels the proposal is now compliant with policy the Parish has no objection.
19/0993	14 Forest Edge Drive, St Leonards And St Ives, Ringwood, Dorset, BH24 2ER	No objection provided the Case Officer feels it is compliant with policy and the amendments do not result in overlooking.

	Minor Material Amendment to vary condition 2 of permission 3/17/3504/HOU (Front and rear extensions with pitched roofs and loft conversion including side dormer and roof windows) to amend approved plans.	
19/1024	19 Monkworthy Drive, Ashley Heath, BH24 2JJ Minor Material Amendment to permission 3/18/0163/HOU (Remove Existing Garage & Car Port, Erect Single Storey Front Extension) to amend approved garage with bedroom 4	No objection
19/1182	Birchlands, 74 Wayside Road, St Leonards And St Ives, BH24 2SJ Conversion of building from agriculture to residential.	No objection provided compliant with Green Belt Policy.

46. Exchange of Information:

1. Next Meeting scheduled for 27th June 2019 in the Committee Room at 7.15pm provided sufficient business.
2. Cllr Mrs Marshall queried a mobile home which had appeared on a site which had a new planning permission in The Glade. A temporary structure of this nature was often permitted.
3. The Management Plan for the communal area on 74 Woolsbridge Road had been received and was now available on the website. The Clerk had not had time to review it yet.

Meeting closed at 8.28pm

Chairman