**St Leonards & St Ives Parish Council**

Planning Committee Meeting

Minutes of the meeting held on 10th October 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 DaviesCllr Mrs S Marshall |  | Cllr Mrs K NealeCllr J W Parker |  |

**In attendance:** Mrs Ann Jacobs Clerk to Council and one member of the public.

**Public speaking** – A resident spoke about his concerns relating to 19/1879. These related to the potential to remove hedging at the site. No issue was raised about the alterations to the building.

**164. Declarations of Pecuniary Interest: None**

**165. Apologies for absence**: Cllr R Bryan, Cllr K Gawler, Cllr N Hindmarch and Cllr Mrs A Warman

**166. Minutes –**The Minutes of the meeting held on 19th September 2019 pages 29 & 30, were agreed unanimously, as a true and accurate record. Proposed by Cllr Mrs K Neale and seconded by

 Cllr Mrs S Marshall.

 **RESOLVED: To accept and sign the Minutes as an accurate record.**

**167.** **Matters arising from the Minutes:**

**168. Correspondence, for information only duly noted:**

* Land availability call for sites - letter.

**169. Planning Decisions – Lists emailed 3rd October 2019 were noted.**

**170. Planning Applications:**

|  |  |  |
| --- | --- | --- |
| App. No. | Address | Parish response: |
| 19/1468 CONDR |

|  |
| --- |
| Mulberry House, 36 Avon Castle Drive, Ashley Heath, BH24 2BB - Relief from condition 5 of Planning consent ref 3/13/0103/FUL to allow for the occupation of the existing garage as a residential annexe (Ancillary use, not a separate unit of residential accommodation). |

 | Members noted that the proposal is in one of the Special Character Areas of the Parish and the condition was placed on the previous permission by the LPA specifically to retain that character. The Parish feels strongly therefore that the condition should be retained. |
| 19/1501 |

|  |
| --- |
| 17 Fir Tree Close, St Leonards And St Ives, BH24 2QW - Minor Alterations to enlarge cloakroom to front elevation altering existing playroom to create a self-contained annex to the existing dwelling including new kitchen and enlarge existing shower room. |

 | The plans were of poor quality and difficult to accurately determine. From their interpretation provided the self-contained annex is conditioned to ensure it remains ancillary to the main dwelling they have no objection.  |
| 19/1714 |

|  |
| --- |
| Land to the East of 90 Boundary Lane, St Leonards And St Ives, BH24 2SF - Sever plot and erect a 4 bedroom detached house with associated parking, access and landscaping |

 | Object the proposal is contrary to policy in respect of Green Belt and proximity to SSSI. |
| 19/1824 |

|  |
| --- |
| 15 Ashley Drive South, Ashley Heath, BH24 2JS - Raise roof to create first floor habitable accommodation |

 | No objection to the proposal. Concern was raised about the health and safety of the site as at the time of viewing there was no fencing to secure the site and ensure public safety.  |
| 19/1845 |

|  |
| --- |
| 4 Hurn Lane, St Leonards And St Ives, BH24 2AQ Detached single garage and store |

 | Members were concerned about the size and bulk of the proposal in the intended location as it would be prominent in the street scene and therefore contrary to policy HE2. If the proposal was scaled down and further back from the front boundary it would be an improvement.  |
| 19/1847 |

|  |
| --- |
| 31 Oaks Drive, St Leonards And St Ives, BH24 2QR - Single storey side and rear extension and internal alterations |

 | No objection |
| 19/1879 |

|  |
| --- |
| 43 Woolsbridge Road, St Leonards And St Ives, BH24 2LS - Demolish part of existing property and erect a two storey rear extension. |

 | No objection but would like to ensure hedging retained.  |

**171. Late Items:**

 **The following item was raised due to time constraints and that most of the proposal had been previously agreed:**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|

|  |
| --- |
|  19/1823  |
|  |  |
|  |  |

 | 24 Ashley Park, Ashley Heath, BH24 2HARe-model/re-roof existing bungalow to provide additional accommodation as per approved P/A 3/18/1838/HOU, increase ceiling height above garage and link to main house. Single storey garden room to rear of approved extended garage.  | **No objection.** |

**172. Exchange of Information**:

**1. Next Meeting scheduled for 31st October 2019**

**2. It was noted that 74 Woolsbridge Road had been rented out on a 6 month let despite planning approval for the development of the site being given.**

**3. Members queried the enforcement case on the old BDOC site. The Clerk will ask Cllr Ray Bryan for an update.**

**The meeting ended at 8.10pm.**

**Chairman**