

St Leonards & St Ives Parish Council
 The Parish Office
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Planning Discussion Group Notes

7.15pm on 1st July 2021

Present: Cllr A Davies; Cllr J W Parker; Cllr Mrs B Waugh; Cllr Mrs K Neale
 Mr JR Ross - Clerk in attendance

Cllr A Davies chaired the discussion group.

Planning Applications Discussed by Members

App	Address	Proposal
3/21/1016/HOU	7 WHITFIELD PARK, ASHLEY HEATH, RINGWOOD, BH24 2DX Convert existing attached garage into habitable accommodation	No objection but the PC requests that if granted a condition be made that the newly created habitable accommodation be ancillary to the main dwelling
3/21/1106/HOU	8 EGMONT DRIVE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2BN Replacement of existing boundary fence with acoustic barrier, installation of new service gate.	The Parish Council objects in the strongest terms to the erection of this 3m fence with gate access to Hurn Road. It is understood that in this area the preferred method of boundary marking and noise suppression is to erect hedging, trees and foliage and not by erecting timber fencing or walls. The proposed 3m high fence will be unsightly, overbearing and detract from the natural rural setting this area enjoys. Installing a gateway access on to Hurn Road in this location will create an unacceptable risk to road users on what is an extremely fast road where

		<p>visibility can be obscured by the many twists and turns. The PC understands that the former district council (EDDC) adopted a policy that no additional gateway accesses should be created on this stretch of road – due to the inherent danger they would cause to road users.</p> <p>The PC suggests a solution to the problem of noise nuisance is to plant a screen of trees and shrubs on the boundary of the property thereby creating a green foliage screen. Then further back behind this screen install fencing that will add to the baffling of the noise and that can't be seen from the Hurn Road. Any fencing that is installed behind a green screen should not have vehicle access.</p>
3/21/0469/HOU	<p>16 SHELLEY CLOSE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2JA</p> <p>Two storey extensions to north-east, north-west and south-west elevations. Site alterations to form new entrance onto Lions Lane. (Part of two storey southwest extension with higher roof than existing dwelling)</p>	<p>The PC appreciates that there are a small number of changes to the original application, but these do not alter the PC's response, which remains the same – in that:</p> <p>There is a concern that some of the side facing windows overlook neighbouring properties. Can a condition be included that a design change be made to remove or reposition these windows to afford neighbouring properties more privacy.</p> <p>Tree and hedge protection is required to prevent damage to root systems.</p>
3/21/0855/HOU	<p>23 DAVIDS LANE, ASHLEY HEATH, RINGWOOD, BH24 2AW</p>	<p>No objection</p>
3/21/0933/FUL	<p>24 LIONS LANE, ASHLEY HEATH,</p>	<p>The PC objected to an earlier application for a new property on the land to the rear of this</p>

	<p>RINGWOOD, BH24 2HN Erection of single storey 3-bedroom dwelling with solar panels and creation of new vehicle access from Fernlea Close</p>	<p>address. This application has turned the proposed property through 90 degrees. The PC does not see any merits or benefit with the revised application and therefore does not alter its objection to it, in that:</p> <p>The PC objects to this application, it considers it to be a contrived plot resulting in over development of such a very small space. It considers it a breach of NPPF regarding its bulk, scale and mass. The access provides significant risk as it is on a bend, on a very narrow road.</p> <p>Parking is considered totally inadequate and there is no provision for visitor parking which may result in visitors parking on the road, where they will cause disruption/obstruction on a bend and on what is an extremely narrow road which is very close to a junction.</p> <p>Planning guidelines indicate that a 3 bedroom property should have a 100m² garden as recreational space and that space should be rectangular/square and not long and thin. It is to be noted that the garden of this proposal constitutes 3 separate small grassed areas none of which provides adequate or suitable recreational space for a 3 bedroom property.</p>
<p>3/21/0856/HOU</p>	<p>63 OAKS DRIVE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2QR</p>	<p>The Parish Council reviewed this revised planning application. It considers the amendments to be very minor and of no significance to alter the size, bulk and appearance of the proposal.</p>

	<p>Proposed Extension, Loft Conversion & Alterations</p>	<p>Therefore the Parish Councils original objection still stands in that:</p> <p>The Parish Council strongly objects to this planning application for the following reasons: It considers the size of the proposal in all areas of height, width and depth to be an over development of the site and considers it far too overbearing and contrived. The sheer size and bulk of the proposed works will result in significantly reducing their neighbour's enjoyment of sunshine, light and the amenity of their garden. It is out of keeping with the local street scene in this area. There is no precedent for a property of this size and bulk in a setting similar to this in this area. It may breach HS3 guidelines. The PC considers that this proposal is not neighbourly and the sheer size and overbearing appearance of the proposal has the potential to ruin was is an attractive and pleasant area to live.</p>
<p>3/21/0794/FUL</p>	<p>PLOT 76 AVON CASTLE ESTATE, HURN ROAD, RINGWOOD, BH24 2BP Proposed erection of timber fence and gate.</p>	<p>The Parish Council objects in the strongest terms to the erection of this fence with gate access to Hurn Road which has been constructed without planning permission. The PC has to question the intent of erecting the fence and gate access. Evidence from local mapping indicates this piece of land is</p>

		<p>within the green belt. Therefore, the PC must insist that green belt policy is followed on this newly installed fence and gate.</p> <p>Installing a gateway access on to Hurn Road in this location will create an unacceptable risk to road users on what is an extremely fast road where visibility can be obscured by the many twists and turns. The PC understands that the former district council (EDDC) adopted a policy that no additional gateway accesses should be created on this stretch of road – due to the inherent danger they would pose to road users. The PC requests that Dorset Council issue an enforcement notice instructing this fence and gateway be removed immediately.</p>
3/21/0643/HOU	79 WOOLSBRIDGE ROAD, ASHLEY HEATH, RINGWOOD, BH24 2LY	No objection
3/21/0454/HOU	CLAREMONT, HORTON ROAD, ASHLEY HEATH, RINGWOOD, BH24 2EJ	No objection

Exchange of Information: