

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 14th October 2021 at 7.15pm
Held in the Youth Club Room at the Parish Offices, Braeside Road, St Leonards

Members present: – Cllr J B Parker, Chairman

Cllr A Davies

Cllr J W Parker

In attendance: Mr Jonathan Ross, Clerk to Council and four members of the Public.

The Chairman of the Full Council, Cllr A Davies took the Chair for the Election of the Committee Chairman.

- 42. Election of Chairman of the Planning Committee for 2021/22** – This was discussed, there was one nomination Cllr JB Parker, proposed by Cllr A Davies, seconded by Cllr JW Parker. Agreed unanimously.
RESOLVED: Cllr JB Parker was duly elected Chairman of the Planning Committee for 2021/22.
- 43. Election of Vice Chairman of the Planning Committee for 2021/22** - This was discussed, there was one nomination Cllr JW Parker, proposed by Cllr JB Parker, seconded by Cllr A Davies. Agreed unanimously.
RESOLVED: Cllr JW Parker was duly elected Vice Chairman of the Planning Committee for 2021/22.
- 44. Declarations of Pecuniary Interest:** Cllr A Davies declared an interest in the planning discussion on 119 Woolsbridge Road as he knows the applicant.
- 45. Apologies for absence:** Cllr K Gawler, Cllr R Bryan, Cllr Mrs S Marshall, Cllr Mrs B Waugh and Cllr N Hindmarch.
- 46. Public speaking** – Yes.

Three members of the public spoke in objection to the application at 130 Sandy Lane. Their objections were that the drawings of the proposed outbuilding showed no dimensions, no specification of the materials to be used in its construction or its finished appearance and no indication of what the building is to be used for or its exact location in the front garden. They felt that the plot was far too small for the existing property in the first place and as a result there was no garage or shed built at that time. It is felt there is insufficient space at the front of the property for any more buildings. Any amenity space the property has would be reduced. The building has the potential to prevent line of site to view traffic along Sandy Lane by neighbours therefore making it difficult to access and egress their driveway. It is believed that now the property has been finished and lacks space internally (because it is such a small site) it is felt this application is a belated request to try and address that lack of space. One member of the public spoke in objection to 119 Woolsbridge Road. It is felt that the proposed western aspect 1st Floor windows will overlook the ground floor windows of its neighbour. They have no issue with the windows in the east side and rear elevations. Their

request is that the glazing is redesigned on the western aspect so that the glazing overlooking its neighbour is removed or the lower 6 glazed panels are made obscured glass.

47. Minutes The Minutes of the meeting held on 29th April 2021 were agreed as a true and accurate record. Proposed by Cllr A Davies, seconded by Cllr JW Parker. Agreed.

RESOLVED: The Minutes of the meeting held on 29th April 2021 were duly adopted.

48. Matters arising from the Minutes: None

49. Correspondence, for information only: Dorset Council Planning Department have informed the parish council that the weekly lists will no longer be sent to the Clerk. The Clerk will have to generate the weekly lists in future using the online portal.

50. Planning Decisions: To note list emailed 7th October 2021

51. Planning Applications:

App	Address	Proposal
3/21/1369/HOU	130 SANDY LANE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2LQ Erect outbuilding	<p>The Parish Council Planning Committee discussed this application and found that it didn't contain sufficient information to allow them to provide a response. As a result I am requesting the following information be supplied by the applicant so that the committee can respond.</p> <p>There are no dimensions on the drawing indicating the proposed building's location in relation to the property boundary and the main dwelling.</p> <p>There are no dimensions showing the size of the proposed building.</p> <p>There is no indication of what the proposed use of the building will be. It just states 'outbuilding'.</p> <p>There are no construction details of the building, its roof type, materials, colours or details of openings/windows etc.</p>

		Please can these details be sent through to us to allow the committee to provide a response.
3/21/1411/HOU	3 BRAESIDE ROAD, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2PQ	No objection
3/21/1425/HOU	3 ST IVES WOOD ROAD, ASHLEY HEATH, RINGWOOD, BH24 2EA	No objection
3/21/1349/HOU	14 FOREST EDGE DRIVE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2ER	No objection
3/21/1344/HOU	WILDWOOD, 27 AVON AVENUE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2BQ	No objection
3/21/0856/HOU	63 OAKS DRIVE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2QR Raise roof to provide first floor habitable accommodation above ground floor and 1 ½ storey side & rear extensions, to create a chalet bungalow. Rear single storey extension. Front & side dormers. Front, rear & side: roof lights, windows & doors. Integrated garage. (Amended description).	The Parish Council discussed the proposed amendments to the application and found that the changes did not affect their original objection. Therefore, their original objection still stands and is: 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 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
3/21/1382/HOU	119 WOOLSBRIDGE ROAD, ASHLEY HEATH, RINGWOOD, BH24 2LZ Side and Rear Extensions, Raise Ridge Height to provide First Floor Accommodation Cllr A Davies abstained and left the meeting for this item. Meeting then became inquorate for this item only. Clerk responded under delegated powers for this item only.	The Parish Council objects to this proposal as it stands due to the glazing in the upper floor western aspect. It will overlook adjacent properties. It has no objection to the rear and side extension proposals. The PC requests that changes are made to the 6 glazed panels on the upper floor western face. Either the glazing should be removed, or it should be made obscured and with non-openable windows.
3/21/1388/HOU	Kittens Farm Hurn Road Ashley Heath BH24 2BP	No objection, subject to it meeting relevant environmental regulations

52. Exchange of Information:

1. Next Meeting is rescheduled for Wed 3rd November 2021 in the Russell Room, Village Hall Complex at 7.15pm.
2. Councillors requested that scale bars be included on plans submitted for applications. This is so that accurate scaling of the drawings can be done.
3. It was felt that committee members would benefit from having a greater knowledge of planning policies and standards as this would assist them in their responses to applications. It is unclear what exactly the policies and standards are that Dorset Council have adopted and use. Further information on this is to be sought.

Meeting closed at 8.30pm

Chairman