

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on 3rd November 2021 at 7.15pm
Held in the Russell Room, Village Hall, Braeside Road, St Leonards

Members present: – Cllr J B Parker, Chairman

Cllr A Davies

Cllr K Gawler

Cllr J W Parker

Cllr Mrs S Marshall

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

Public speaking: Members of the public spoke about application 3/21/1115/FUL. Objections were made on the grounds of road safety with access for the site proposed to be by the petrol station entrance, the loss of trees, noise and light pollution, the adverse effect on local utilities, hazards of living close to a fuel storage facility, parking issues, overlooking of neighbouring properties and the loss of enjoyment and privacy of gardens.

Members of the public also spoke about application 3/21/1586/FUL. Objections were made on the grounds of the site being too small to accommodate the proposed two bungalows, the bulk, scale and size of the proposal, flooding, main drain location, access and parking issues and overlooking and the loss of the enjoyment and privacy of neighbouring gardens. Concern was also raised of the increasing number of applications in the area that involve infill building in rear gardens and the damage it is causing to the appearance and character of the area.

54. Declarations of Pecuniary Interest: None

55. Apologies for absence: Cllr R Bryan, Cllr Mrs B Waugh and Cllr N Hindmarch.

56. Minutes the Minutes of the meeting held on 14th October 2021 were agreed as a true and accurate record. Proposed by Cllr JW Parker, seconded by Cllr Mrs S Marshall. Agreed.

RESOLVED: The Minutes of the meeting held on 14th October 2021 were duly adopted.

57. Matters arising from the Minutes: None

58. Correspondence, for information only: Updated information has been received relating to planning applications 3/21/0521/HOU and 3/21/1369/HOU. The Clerk will respond to the planning department.

59. Planning Decisions: To note list emailed 27th October 2021

60. Planning Applications:

App	Address	Proposal
3/21/1627/HOU	<p>2 Hurn Close Ashley Heath Ringwood BH24 2AD</p> <p>Raise existing roof and addition of new dormers to create first floor accommodation.</p>	<p>No objection but a condition is requested that requires tree protection to be included in the works</p>
3/21/1675/FUL	<p>151 Sandy Lane and Land rear of 2 Woodlands Way St Leonards And St Ives BH24 2LH</p> <p>Erect 2 new bungalows with associated access and parking. Formation of new access to existing dwelling</p>	<p>The PC objects to this application, it considers it to be a contrived plot resulting in over development of such a small area. The size of the plot is far too small to support the construction of two new properties. It is considered the proposal would be detrimental to the character of the area. It also considers it a breach of NPPF and HE2 and HE3 regarding the bulk, scale and mass of the proposed two properties.</p> <p>The access is considered far too narrow and presents a risk to emergency vehicles should they need access.</p> <p>Parking is also considered inadequate for both properties. There appears to be no provision for visitor parking which may result in visitors parking on the road, where they may cause disruption/obstruction.</p>
3/21/1584/FUL	<p>Land to the rear of 7 Ashley Drive North Ashley Heath Ringwood BH24 2JL</p> <p>Sever land and erect a detached chalet bungalow and garage with associated access and parking</p>	<p>The Parish Council has no objection to this proposal but requests that no trees are lost in its development and that a condition is imposed that if granted no further development of the site is permitted.</p>

3/21/1715/HOU	7 Avon Castle Drive Ashley Heath Ringwood BH24 2BA Construction of a linked garage with games room over	No objection
3/21/1472/HOU	20 Windmill Lane Ashley Heath Dorset BH24 2DQ New double garage	No objection but a condition is requested that requires tree protection to be included in the works
3/21/1586/FUL	22 Bushmead Drive Ashley Heath Ringwood BH24 2HU New detached single garage for the existing bungalow. Sever land and erect 2 bungalows with garages to the rear with associated vehicle access	<p>The PC objects to this application, it considers it to be a contrived plot resulting in over development of such a small area. The size of the plot is far too small to support the construction of two new properties. It is considered the proposal would be detrimental to the character of the area. It also considers it a breach of NPPF regarding the bulk, scale and mass of the proposed two properties.</p> <p>The access is considered far too narrow and presents a risk to emergency vehicles should they need access.</p> <p>Parking is also considered inadequate for both properties. There appears to be no provision for visitor parking which may result in visitors parking on the road, where they may cause disruption/obstruction.</p> <p>In addition, the Parish Council must make Dorset Council aware that the area in question is prone to flooding especially in the wetter months of the year. So much so that many of the gardens become completely or partially waterlogged in the winter and are effectively unusable. This will only be exacerbated by this proposal.</p>

		<p>With the additional loss of several trees flooding may be increased. The SUDS comments on the drawings are completely void of any effective solution to the flooding issue and present no solution to it or practical management of it.</p> <p>For all these reasons the Parish Council is vehemently opposed to this planning application.</p> <p>It should be noted that in 2003 a planning application for a single bungalow in the rear garden of 22 Bushmead Drive was refused. It was refused on the grounds that it breached planning policy on the character and appearance of the area and that it affected the living conditions of adjacent occupiers with particular reference to privacy, visual impact, noise and disturbance.</p> <p>The application was subject to an appeal. The Planning Inspectorate supported the Councils decision to refuse planning permission – Ref: App/U1240/A/03/1136053 23 Sep 04.</p> <p>Nothing appears to have changed that would now allow this application to be granted, especially when this application is for two bungalows.</p>
3/21/1666/HOU	29 Avon Castle Drive Ashley Heath Ringwood BH24 2BB	No objection
3/21/1791/HOU	35 St Ives Wood Ashley Heath BH24 2EA External and internal alterations and form a first-floor extension	No objection but a condition is requested that requires tree protection to be included in the works

	pitched roof with dormers, providing additional habitable accommodation to the existing dwelling	
3/21/1381/HOU	42 Boundary Lane St Leonards and St Ives Ringwood BH24 2SE Erect ground floor extension, raise ridge of roof to allow loft conversion to include dormer windows. Erect pitched roof over existing garage.	No objection
3/21/1115/FUL	184 RINGWOOD ROAD, ST LEONARDS AND ST IVES, BH24 2NR Demolish existing residential buildings and erect block of 15 apartments with parking, bin and cycle stores	See below

The Parish Council vehemently objects to this planning application in the strongest terms.

Highways

Access and egress to the proposed flats is along a slip road of the A31 and next to a very busy petrol station/shop and by a bus stop. The A31 in this area is an extremely fast road with a 50mph speed limit. Vehicles travelling along the A31 often enter the petrol station at great speed, with no regard for vehicles on the slip road or pedestrians. The current situation is extremely hazardous. This development of 15 flats has the potential for an additional 30 plus cars to enter and exit this site on a regular basis. The hazards caused by these additional vehicles in such a fast and dangerously congested space will create an unacceptable hazard to road users and pedestrians.

It must be noted that the A31 is a main arterial road leading to the north, east and west of the country. It carries a great many commuters at rush hour from very early morning to late evening. This traffic increases in the warmer weather when holiday makers and visitor numbers greatly increase. The petrol station serves all these vehicles on their eastward journeys. On numerous occasions the queue into the petrol station extends into the slip road. This creates a bottle neck on the slip road and a real hazard to motorists entering the slip road and approaching the roundabout. To add a vehicle access point right at the junction of the petrol station would be creating a completely unacceptable and dangerous hazard.

If construction of the development were to proceed it would create an unacceptable hazard for road users with large construction vehicles entering and

exiting the site from the A31 and Garden Lane. There simply isn't the space available to do this safely.

Parking

The proposed site plan indicates there are 15 parking spaces for the 15 flats. It is reasonable to suggest that each flat could have more than 2 cars. This gives the potential for the development to generate an additional 30 vehicles plus any visitors' vehicles. There is no additional parking available in Garden Lane as it is far too narrow. The result will be people parking on the A31 slip road, in the adjacent petrol station, in the Travelodge or on local roads. This added congestion would be hazardous to local traffic and the knock on would cause congestion and even more hazardous road conditions as drivers sought places to park.

Environmental

Currently residents enjoy a fairly dark and secluded area to live in. The light pollution created by the 15 flats would be unacceptable to the neighboring residents. Especially with the flats being in constant use day and night. The constant switching on and off of lights would prevent residents from enjoying the dark and tranquil setting they currently enjoy.

The additional vehicles movements would create an unacceptable noise hazard for residents. The constant opening and slamming of car doors, revving of engines and movements to and from the site would create an unacceptable noise hazard.

Trees

The proposal is for the site to be cleared of many of its very mature and large trees. This would be an unacceptable and unnecessary ecological disaster for this small area. It would open up the whole area and allow residents' houses and gardens to be overlooked. Residents currently enjoy a secluded and private setting. Their gardens and properties are not overlooked, and they enjoy the secluded nature and safety this brings. If the flats were to be constructed at 2 or 3 storey height, residents would be overlooked in their gardens and properties. The harm this would bring to the enjoyment that residents currently have is unacceptable.

The removal of such a large number of trees and their roots could affect the roots and trees of neighboring properties causing their trees to suffer and die.

Street Scene

It must be highlighted that the street scene depicted in the plans and elevations is wildly inaccurate and does not represent in any way how the site would look on completion. The scale of the adjacent property is nowhere near representative of the current street scene. The closeness to the petrol station is not shown and the bulk and overbearing nature of the flats is not truly reflected.

The proposal breaches planning policies HE2 and HE3 in that

HE2 – It breaches nearly all the considerations in this policy. Scale, bulk, height, visual impact, relationship to nearby properties and its relationship to mature trees are all compromised and are completely unacceptable.

HE3 - It breaches all the policy guidelines of HE3. In that:

1. The character of settlements and their landscape settings.
2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.
3. Features of cultural, historical and heritage value.
4. Important views and visual amenity.

5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.

Health and Safety

There is a very real health and safety concern with the proximity of 15 flats next to a petrol station. The fuel holding tanks and their breather valves are with only a few metres of the flats. This is an unacceptable risk for the proposed increased number of occupants and residents.

Utilities

It is well known locally that Garden Lane is subject to foul water and surface water flooding at regular times during the year. The sewerage system is inadequate and regularly fails and the surface water drainage is inadequate to cope with surface water runoff and heavy rain. With the loss of so many trees surface water flooding will only increase. Any additional services discharging into the foul water system will only increase the already unacceptable conditions that currently exist.

National Planning Policy Framework (NPPF)

The proposed flats are not in keeping with this area and the proposal breaches many of the guidelines of the NPPF. To quote them all would be impractical, but it is worth highlighting an excerpt from the NPPF point 130 which indicates this proposal is completely unacceptable on a great many points:

130. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Summary

It is requested that as this proposal breaches so many planning considerations and would cause such a great upset and harm to many residents it is taken to the Dorset Council Planning Committee for discussion and determination.

3/21/1153/HOU	<p>APRIL COTTAGE, HURN LANE, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2AG</p> <p>Extend existing driveway drop kerb to full width of driveway.</p>	No objection
3/21/1713/HOU	<p>Inglewood The Chase Ashley Heath Ringwood BH24 2AN</p> <p>Erect a double car port</p>	No objection

3/21/1626/CLE	<p>John James Roofing Contractors 35 Wayside Road St Leonards and St Ives Ringwood BH24 2SJ</p> <p>Certificate of Lawful Use (existing) for use of building for storage and distribution B8</p>	Noted
3/21/1793/HOU	<p>Petherton Cottage Horton Road Ashley Heath Ringwood BH24 2ED</p> <p>First floor extension to create habitable accommodation with associated ground floor extensions and alterations</p>	<p>The Parish Council objects to this application on the grounds that the increase in the size of the property is unacceptable and access for emergency vehicles is too limited. If granted, it requests that a condition is included that stipulates the dwelling stays as one residential property and that measures are taken to improve access provision for emergency vehicles.</p>

61. Exchange of Information:

1. Next Meeting is scheduled for Thursday 25th November 2021 in the Parish Offices at 7.15pm.
2. Members agreed that a letter is sent to the Head of Planning and the Chairman of Planning at Dorset Council highlighting the concern the Parish Council has with the increasing number of planning applications being received that concern infill building in rear gardens and contrived plots and the adverse effect this type of development is having on the character of the area.

Meeting closed at 9.45pm

Chairman