

**St Leonards & St Ives Parish Council
 Planning Committee Meeting
 Minutes of the meeting held on 16th December 2021 at 7.15pm
 Held in the Parish Offices, Braeside Road, St Leonards**

Members present: – Cllr J W Parker, Chairman

Cllr Mrs S Marshall Cllr K Gawler Cllr A Davies

In attendance: Mr Jonathan Ross, Clerk to Council

Public speaking: No public speakers

86. Declarations of Pecuniary Interest: None

87. Apologies for absence: Cllr R Bryan, Cllr Mrs B Waugh, Cllr JB Parker and Cllr N Hindmarch.

88. Minutes the Minutes of the meeting held on 22nd November 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 22nd November 2021 were duly adopted.

89. Matters arising from the Minutes: None

90. Correspondence, for information only:

91. Planning Decisions: List emailed 14th December 2021.

92. Planning Applications:

App	Address	Response
P/HOU/2021/03828	6 Windmill Lane Ashley Heath Ringwood BH24 2DQ Renovation and Extension of the existing property, a new 4 car garage, a remodelled garden room and related landscaping works.	No objection
3/21/1246/HOU	11 WOOLSBIDGE ROAD, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2LP	No objection

	Proposed phased single storey pitched roof extensions and internal alterations.	
3/21/1731/HOU	23 St Leonards Way Ashley Heath Ringwood BH24 2HS Single storey rear extension	Due to the property's closeness to Bushmead Drive and the known flooding issues there and the large size of the extension, it is requested that a SUDS statement is provided as a condition
P/HOU/2021/04097	23 Wayside Road St Leonards And St Ives Ringwood BH24 2SH Erect a single storey pitched roof extension and the formation of a small dormer to the side of the annexe	The parish council has no objection to this application but wishes a condition to be included that the extension remains ancillary to the main dwelling
3/21/0933/FUL	24 LIONS LANE, ASHLEY HEATH, RINGWOOD, BH24 2HN Erection of single storey 3-bedroom dwelling with solar panels and creation of new vehicle access from Fernlea Close (as amended by plans rec'd 18.11)	This is the third application for a property to be constructed in the rear garden of 24 Lions Lane. The Parish Council has objected to the previous two applications and sees nothing different in this application to change their response. The PC objected to an earlier application for a new property on the land to the rear of this address. This application turned the proposed property through 90 degrees. This latest application makes a very minor change to the siting of the proposed property. Otherwise, it is the same application as previously submitted. The PC objects to this application, it considers it to be a contrived plot resulting in over development of such a very small space.

		<p>It considers it a breach of NPPF and HE2 regarding its bulk, scale and mass.</p> <p>The Parish Council is seeing more and more applications where new properties are being shoehorned into tiny plots. This goes against the Christchurch and East Dorset Core Strategy 2014 which states that an aim is to preserve the character of rural areas such as St Leonards and St Ives and to make sure the density of housing is not compromised or increased. This application does not preserve the character of the area and it increases the density of housing to an unacceptable level.</p> <p>It is considered the proposal would be detrimental to the character of the area.</p> <p>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, 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</p>
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		recreational space for a 3 bedroom property.
P/FUL/2021/04379	<p>25 Woolsbridge Road St Leonards And St Ives Ringwood BH24 2LS</p> <p>Severance of building plot and construction of detached bungalow. Demolition of garage and conservatory of the existing bungalow.</p>	<p>The PC strongly 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 a new property. 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 property. It must be noted that the Christchurch and East Dorset Core Strategy states that an aim is to preserve the character of rural areas such as St Leonards and St Ives and to make sure the density of housing is not compromised or increased. This application does not preserve the character of the area and it increases the density of housing to an unacceptable level. Parking is considered inadequate for the property and it has no space for visitor parking which will result in vehicles parking on Woolsbridge Road at a point near a bend which will cause a hazard to motorists. The garden is too small and does not provide sufficient amenity space for a proposed dwelling of this size.</p>
P/HOU/2021/05290	37 Ashley Drive South Ashley Heath Ringwood BH24 2JR	No objection

	Formation of new side extension garage., tying into existing roof with new hip to gable end at rear.	
3/21/0743/HOU	Cherry Tree House 38 Ashley Drive South Ashley Heath Ringwood BH24 2JP First floor side/west extension above existing ground floor space. Part conversion of garage to habitable space. Alterations to & new windows & doors. Front & rear roof lights.	The parish council has no objection to this application but wishes to make sure that any bat mitigation measures are fully carried out
3/21/1463/HOU	38 LIONS LANE, ASHLEY HEATH, RINGWOOD, BH24 2HN Single storey rear and side extensions, front porch and internal alterations	The parish council has no objection to this application but makes the following comments: It is a concern that the proposed works are very close to the boundary creating a difficult area of the property to access and maintain It wishes to make sure that the percentage increase in the size of the original property is acceptable under planning policy That the proposal does not breach HE2 policy
3/21/1432/HOU	54 Boundary Lane St Leonards And St Ives Ringwood BH24 2SE Loft conversion with two storey extension to rear elevation	No objection
P/FUL/2021/05009	89 Woolsbridge Road Ashley Heath Ringwood BH24 2LY Remodel existing dwelling and erect a new pair of semi detached bungalows on	The PC objected to the previous application 3/21/2301/FUL for a single dwelling to be constructed in the rear garden of 89 Woolsbridge Road. Despite the PC's objection it was dismayed to find that permission was still granted.

	<p>land rear of 89 Woolsbridge Road</p>	<p>This new application proposes two dwellings to be constructed in the garden of 89 Woolsbridge Road. The PC strongly objects to this. It considers it to be a contrived plot resulting in a vast overdevelopment of such a small area. It must be noted that the Christchurch and East Dorset Core Strategy 2014 states that an aim is to preserve the character of rural areas such as St Leonards and St Ives and to make sure the density of housing is not compromised or increased. This application does not preserve the character of the area and it increases the density of housing to an unacceptable level.</p> <p>It considers it a breach of NPPF and HE2 and HE3 regarding the bulk, scale and mass of the proposed properties.</p> <p>The proposed gardens for each property are too small and do not provide sufficient amenity space for proposed dwellings of this size.</p> <p>Parking is considered inadequate for the properties; it has no space for visitor parking which will result in visitor vehicles parking on Woolsbridge Road at a point near a bend which will cause a hazard to motorists.</p> <p>The access is considered far too narrow and presents a risk to emergency vehicles should they need access.</p> <p>Residents in this area enjoy a quiet and peaceful environment. That is the reason they move to this area. This proposal places two properties very close to neighbouring properties. Thereby ruining this peaceful</p>
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		setting by creating an unacceptable level of noise and potentially an increased level of nuisance.
P/HOU/2021/04941	Treetops Hurn Road Ashley Heath Ringwood BH24 2BP Proposed alterations, extension and remodel of the existing bungalow to include the formation of first floor level.	No objection

93. Exchange of Information:

1. Next Meeting is scheduled for Thursday 13th January 2022 in the Parish Offices at 7.15pm.

Meeting closed at 9.15pm

Chairman