

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 30th March 2023 at 7.15pm
Held in the Annexe, Braeside Road, St Leonards**

Members present: – Cllr JW Parker - Chair, Cllr K Gawler, Cllr A Davies, Cllr S Marshall, Cllr B Waugh, Cllr N Hindmarch

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. Two members of public attended. One addressed the committee in relation to Planning Application P/FUL/2023/00926. They objected to the proposal and expressed a great concern over the density of the proposed housing and the loss of light and privacy they will experience if the proposal is granted.

248. Declarations of Pecuniary Interest: None

249. Apologies for absence: Cllr R Bryan, Cllr C Johnson, Cllr JB Parker.

Proposed by Cllr K Gawler, seconded by Cllr A Davies. Agreed.

RESOLVED: That the apologies from the Councillors listed were accepted.

250. Minutes: The minutes of the planning meeting held on 9th March 2023 were agreed as a true and accurate record. Proposed by Cllr K Gawler, seconded by Cllr A Davies. Agreed.

RESOLVED: The minutes of the planning meeting held on 9th March 2023 were duly adopted.

251. Matters arising from the minutes: None.

252. Correspondence: A consultation on Permitted Development rights has been sent out for comment from DAPTC. NALC will be responding to the government on behalf of all parish and town councils.

253. Planning decisions: No list sent.

254. Planning Applications:

App	Address	Response
P/FUL/2023/00926	19-23 Braeside Road St Leonards And St Ives Dorset BH24 2PQ Demolish the existing garage to the side of no.19 and demolish the existing bungalow and associated outbuildings at no.23,	

	then erect 5no detached dwellings; and an office with garage to the front of no. 19 Braeside Road	
<p>St Leonards and St Ives Parish Council</p> <p>Objection to Planning Application P/FUL/2023/00926 19/21 & 23 Braeside Road</p> <p>Demolish the existing garage to the side of No. 19 and demolish the existing bungalow and associated outbuildings at no.23. Erect 5 no detached dwellings and an office with garage to the front of no. 19 Braeside Road.</p> <p>The Parish Council objects to this planning application in the strongest terms on several different but significant reasons.</p> <p>It must first express concern at several perceived inaccuracies in the submitted drawings. We believe the street scene drawing does not accurately reflect the actual distance between the existing dwelling at no.25 and the proposed buildings on the adjacent plot. It is considered that in reality the buildings would be much closer.</p> <p>It is also not shown on the drawings that the dwelling at no. 25 has its main aspect and frontage facing the main plot – as the orientation of the building is at 90° to Braeside Road. This is significant because the proposed properties will significantly reduce the owners’ ability to enjoy the available light, privacy and outlook in its ground floor rooms. Something which the property has enjoyed since it was built in the 19th century. In addition, the 2 storey nature of the proposal would result in the owners loss of enjoyment of privacy in their garden.</p> <p>Over Development</p> <p>The PC considers this to be a completely contrived plot. The proposal to construct 5 properties on the site is a prime example of trying to cram in as many properties into one site as it is physically possible with no concern for the negative effect it will have on the existing residents living nearby or for the special character of the local area. Nor has any consideration been given to the overall look of the development, its cramp layout, extreme density and close proximity to Laurel Lane opposite. The addition of several new driveways on one small stretch of Braeside Road and insufficient parking will no doubt cause visitors or owners to park on what is already an extremely busy road which is also directly opposite the junction. The PC considers the sweep analysis of vehicle movement on driveways to be inaccurate. In reality vehicles would need to reverse onto Braeside Road as they cannot turn on their own property. This would endanger motorists using Braeside Road and motorists coming onto it from Laurel Lane opposite the proposed site.</p> <p>Breach of Planning Policy</p> <p>The proposal breaches planning policies HE2 and HE3 in that:</p>		

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.

National Planning Policy Framework (NPPF)

The proposal is not in keeping with this area and it 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.

Noise Pollution

The impact of significantly more vehicles associated with the new properties will cause additional noise pollution. This would be suffered by all properties adjacent to the plot. This is not something currently experienced due to the extensive size of the building plots and longer distance between moving vehicles and local properties.

P/HOU/2023/00724	24 Heather Close St Leonards And St Ives Dorset BH24 2QJ	No objection
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P/HOU/2023/00699	Old Stocks 29 Windmill Lane Ashley Heath BH24 2DQ	No objection
P/VOC/2023/01445	74 Woolsbridge Road Ashley Heath BH24 2LY	No objection
P/HOU/2023/01112	87 St Ives Park Ashley Heath BH24 2JX	No objection
P/FUL/2023/00727	<p>Land at 102 and 104 Lions Lane Ashley Heath Ringwood BH24 2HW</p> <p>Sever land and erect two 3-bedroom detached bungalows with associated access and parking</p>	<p>The PC objects to this application.</p> <p>Its main objection is the side windows of the proposed property at plot 2 which is located very near to the fence line between itself and No. 34A Bushmead Drive. These windows will overlook No. 34A considerably reducing their current ability to enjoy privacy.</p> <p>There is also a concern over the development causing additional flooding problems, which are a known issue in that area. The PC requests that flooding advice is sought from the lead local flood authority which is based within DC.</p> <p>The PC notes that there are currently no proposed velux windows in either of the proposed properties. It requests that this is maintained and that no further pd will be allowed that creates a first floor in either property.</p> <p>The PC is also concerned at the lack bin storage on the site.</p>
P/FUL/2023/00283	All Saints Parish Church St Leonards	The PC supports this application but has a concern over noise pollution arising

	And St Ives Ringwood BH24 2NS Replacement of gas fired boiler by air sourced heat pump.	from the proposed ASHP. It requests that acoustic analysis is conducted so that neighbouring properties are not excessively inconvenienced by the additional noise.
P/HOU/2023/01070	Avon Glen Hurn Lane St Leonards And St Ives BH24 2AG	No objection
P/HOU/2023/01187	Glenburn Davids Lane Ashley Heath BH24 2AW	No objection
P/FUL/2023/01329	The Roof House Windmill Lane Ashley Heath BH24 2DQ	No objection

255. Exchange of Information:

Next meeting scheduled for Thursday 20th April 2023 provided sufficient business.

Meeting ended at 9.05pm

Chair