

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 17th August 2023 at 7.15pm
Held in the Parish Office, Braeside Road, St Leonards

Members present: – Cllr JB Parker - Chair, Cllr A Davies, Cllr C Johnson, Cllr N Hindmarch Cllr B Waugh, Cllr S Marshall
 In observation: Cllr N Reeder.

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. Three members of the public attended, and a spokesperson addressed members on several issues concerning the Surf Reef Planning Application. Their concerns were: that they had been made aware of a Memorandum of Understanding that was produced by Dorset Council in liaison with the applicant, the size of the proposed SANG, the footbridge being a pivotal access point and the chronology of the application. There followed discussion between members and the public attending. The Chair of Planning confirmed that it is his intention to attend and address the appeal hearing, which takes place on 14th November 2023.

89. Declarations of Pecuniary Interest: None

90. Apologies for absence: Cllr R Bryan, Cllr JW Parker, Cllr K Gawler.

Proposed by Cllr JB Parker, Seconded by Cllr A Davies. Agreed.

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

91. Minutes: The minutes of the planning meeting held on 27th July 2023 were agreed as a true and accurate record. Proposed by Cllr S Marshall, seconded by Cllr A Davies. Agreed.

RESOLVED: The minutes of the planning meeting held on 27th July 2023 were duly adopted.

92. Matters arising from the minutes: None.

93. Correspondence: Email received from a Dorset Council Planning Officer giving answers to the questions raised by the PC on the Ashley Farm Planning Application P/FUL/2023/3048.

94. Planning decisions: List sent 15th August 2023.

95. Planning Applications:

App	Address	Proposal
P/NMA/2023/04368	2 Hurn Close Ashley Heath BH24 2AD	Noted

P/HOU/2023/02170	4 Gorse Close St Leonards and St Ives BH24 2RD	No objection
P/CLE/2023/03956	11 Lone Pines Close Matchams Lane Christchurch BH23 6LP	Noted, no comment
P/HOU/2023/04205	20 Ivy Close Ashley Heath BH24 2QZ	No objection
P/HOU/2023/04180	30 Lions Wood St Leonards and St Ives BH24 2LU	No objection
P/HOU/2023/03634	78 Farthings Ringwood Road St Leonards and St Ives BH24 2NX Erect a detached wooden garage	Objection The PC considers that the proposed garage is too far forward of the perceived building line created by this property and the neighbouring properties. It feels that because of this it is extremely intrusive on the street scene and would disrupt what is an attractive and well-balanced area. It feels that is contravenes policy HE2 in its extreme bulk, scale, height and visual impact and contravenes HE3 in its impact on the visual amenity and character of the local settlement.
P/HOU/2023/03742	113 Lions Lane Ashley Heath BH24 2HJ Erect outbuilding	Objection The PC objects to this application and requests that the conditions of the original application are enforced. It cannot see any benefit of having a Velux window above a mezzanine storage area that could be lit artificially from indoors. The proposed Velux overlooks the neighbour and will undoubtedly have a detrimental effect on their ability to enjoy their social space at the rear of their property. It should be noted that the planning application for the Velux is retrospective and the window that has already been installed and appears to be openable and has clear glass in it. Even if the window is allowed to open a small fraction – due to the steep pitch of the roof it would still be possible to overlook the neighbour. If ventilation is required in the mezzanine storage level, then the

		Velux should be installed on the side facing the applicant's property. The PC therefore requests that the velux is removed.
P/STA/2023/03914	Avon Valley SSSI, Land South of Wattons Ford Common	Noted
P/HOU/2023/03937	Tswalu Lodge Horton Road Ashley Heath BH24 2EN	No objection
P/HOU/2023/04317	14 Shelley Close St Leonards and St Ives BH24 2JA	No objection
P/HOU/2023/03342	15 Shelley Close St Leonards and St Ives Dorset BH24 2JA	No objection
P/OUT/2021/04412	Surf Reef, Brocks Pine Notice of Appeal against non-determination	Noted
P/FUL/2023/3048	Ashley Farm, Verwood Road, St Leonards	The PC response is that it upholds its objection to this planning application. It considers that it would have a detrimental effect on the tenant farmer and that it would be detrimental to the rural economy. In addition, the PC considers it would be harmful to the green belt and local traffic would be increased to an unacceptable level.

96. Exchange of Information:

96.1. The Clerk made members aware of a late application concerning a VOC at 41 Heath Road. It was agreed that there is no objection to the application.

96.2. Next meeting 7th September 2023 provided sufficient business.

Meeting ended at 8.45pm

Chair