

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 4th April 2024 at 7.15pm
Held in the Annexe, Village Hall, Braeside Road, St Leonards**

Members present: – Cllr JB Parker - Chair, Cllr N Reeder, Cllr N Hindmarch, Cllr A Davies, Cllr C Johnson.

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. None

282. Declarations of Pecuniary Interest: None

283. Apologies for absence: Cllr R Bryan, Cllr B Waugh, Cllr K Gawler, Cllr JW Parker, Cllr S Marshall. Proposed by Cllr A Davies, Seconded by Cllr N Reeder. Agreed.

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

284. Minutes: The minutes of the planning meeting held on 14th March 2024 were agreed as a true and accurate record. Proposed by Cllr N Reeder, seconded by Cllr JB Parker. Agreed.

RESOLVED: The minutes of the planning meeting held on 14th March 2024 were duly adopted.

285. Matters arising from the minutes:

286. Correspondence: None

287. Planning decisions: No List.

288. Planning Applications:

App	Address	Proposal
P/FUL/2024/00495	1 Cherry Tree Close St Leonards And St Ives BH24 2QN Alterations to existing dwelling, including removal of swimming pool & demolition of garage & erection of 1no. dwelling	St Leonards and St Ives Parish Council response to P/FUL/2024/00495 – 1 Cherry Tree Close The PC objects in the strongest terms to this application. It considers it to be a contrived plot resulting in a vast overdevelopment of such a small area of land. 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

		<p>character of the area, in fact, it is fundamentally ruining it by increasing 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 property.</p> <p>The proposed garden for the property appears too small and does not provide sufficient amenity space for a proposed dwelling of this size.</p> <p>Parking is considered inadequate for the property; it has no space for visitor parking which will result in visitor vehicles parking on the road, which is extremely narrow.</p> <p>The access is considered far too narrow and presents a risk to emergency vehicles should they need access.</p> <p>There is a serious risk of ground water and surface water flooding in this area. Flooding is already being experienced in several areas locally which may be attributable to the constant garden infill housing being permitted. The cumulative effect of the additional building in gardens is very concerning and the PC urges the planning department to stop permitting this type of development until further data on flooding and its causes is produced and is fully understood.</p>
P/HOU/2024/01500	8 Woodlands Way St Leonards And St Ives BH24 2LL	No objection
P/HOU/2024/01335	12 Shelley Close St Leonards And St Ives BH24 2JA	No objection
P/VOC/2024/01521	<p>14 Windsor Close St Leonards And St Ives BH24 2LJ</p> <p>Demolish garage, sever land and erect 1 No 3 bedroom bungalow with garage (variation of condition 2 of PA P/FUL/2022/02778 to amend the approved drawing</p>	<p>It must first be noted that the documents online that refer to the original application P/FUL/2022/02778 do not include the officers report that supports the Granted decision or the Parish Council's objection.</p> <p>There is no objection to this VOC.</p>

	number to match the latest amended drawings, to include solar panels and fenestration changes)	
P/HOU/2024/01575	35 St Ives Wood Road Ashley Heath BH24 2EA	No objection The PC requests a condition that the building remains ancillary to the main building
P/HOU/2024/01539	236A East Moors Lane - Access To Hill Farm St Leonards And St Ives BH24 2SB	No objection

289. Exchange of Information:

Meeting ended at 8.30pm

Chair