

St Leonards & St Ives Parish Council  
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**15<sup>th</sup> February 2022**

**Planning Discussion Group Notes**

**7.15pm on 3<sup>rd</sup> February 2022**

Present: Cllr JB Parker; Cllr A Davies; Cllr JW Parker; Cllr K Gawler; Cllr Mrs S Marshall; Cllr Mrs B Waugh

Mr Jonathan Ross - Clerk in attendance

Cllr JB Parker chaired the discussion group.

**1. Planning Applications Discussed by Members**

<b>App</b>	<b>Address</b>	<b>Proposal</b>
P/HOU/2022/00078	3 Paddock Close St Leonards And St Ives Ringwood BH24 2LD	No objection
P/HOU/2022/00043	9 St Ives End Lane St Leonards And St Ives BH24 2PB	No objection
P/HOU/2021/04709	9 Sylvan Close St Leonards And St Ives Ringwood BH24 2RA	
<p>The parish council objects to this application. It considers the plans submitted do not reflect accurately the layout, scale and nature of the proposed development and requests that more detailed plans are submitted that fully show the proposal to scale with more accurate land ownership shown.</p> <p>The land ownership shown on the hand drawn Block Plan is significantly inaccurate and does not show the extent of the proposed landing/step construction at the front of the property. The land ownership shown in red on the 1:1250 location plan is also inaccurate and does not reflect the true land ownership of the applicant. There are no site or block plans showing the proposed building with the external front landing and steps in relation to the boundary.</p> <p>The Parish Council has a garden licence with the occupant. This shows the true land ownership in this area. There is a concern that the proposed works will encroach onto parish land. This is not permitted in the terms of the garden licence.</p>		

The proposed development will create a wholly self-contained annexe with two separate entrances, one which already exists in the rear garden and a new one proposed in the front garden. The existing access from the main house to the annexe will be severed – the existing door will be replaced by a solid structure. This is clearly creating a new dwelling resulting in two separate semi-detached properties on the site. The fact is that there would no longer be any inter-relationship between the two properties as neither property can be accessed from the other. The proposed plans reinforce the suggestion that a full self-contained dwelling is being created.

Proposed works to the existing dwelling involve changes to a bedroom with en-suite shower / toilet and relocating the existing bathroom. It is considered the proposed development amounts to the creation of a separate planning unit as the new annexe would have no clear functional dependence on the main dwellinghouse. The new annexe would be severed from the original dwelling, has its own curtilage and could be occupied by someone unconnected with the main dwellinghouse.

The proximity of 9 Sylvan Close to protected Heathland means that Policy ME2 of the Core Strategy (which does not allow new dwellings) will apply.

The proposed development is contrary to the pattern of development in the immediate locality, especially the Sylvan Close cul-de-sac, which comprises 20 bungalows and two houses. It could result in usage of the annexe for holiday letting or result in the annexe being used for residential letting or even result in independent sale of the new annexe or the existing house.

Further considerations are the increased parking that would result from two properties on this site. Parking on the road will increase which would only exacerbate the current parking problems caused by visitors to Spinney Copse and people turning in the cul de sac.

There will also be an increase in noise disturbance / anti-social impacts from cars / people visiting the new self-contained property. The proposed new annexe would only be accessible via external, open steps and hence further development could be sought to facilitate disabled access in the future. This would have further implications for over-development and negative visual impacts in a residential area. The application floor plans and elevations are misleading as they show that the new self-contained annexe is at ground floor level. This is not true as the house is a split-level design with three different floor levels. Indeed, the current owners of the property were granted planning permission for development on 18th September 2007 (Ref: 3/07/11114/FUL) for “two storey rear extension with decking ...” which is the annexe for which they are now seeking additional exterior access. The floor level of the annexe is around 1.2m above ground floor level (as indicated on the existing ground floor plan). This means that the impact of the new entrance proposals, especially the height of the double patio doors and the raised platform, have significant implications for privacy of residents in nearby properties and users of Spinney Copse. The eye level of a typical person entering / leaving the annexe or standing on the raised platform at the new front entrance would be around 3m above ground level. The proposed development includes a new entrance comprising steps and a raised platform (both with a glazed balustrade) and large double patio doors each with an adjacent side window. Currently this elevation is a plain red brick wall with one window. The new entrance is proposed on the front elevation of the property and, as such, is wholly inappropriate. This development proposal will have a very significant

negative visual impact on the surrounding environment and result in a lack of privacy for nearby properties and users of the adjacent Spinney Copse. The scale and nature of the entrance development is out of keeping with the properties in the area.

There are specific concerns relating to the planning application and the floor plans and elevations submitted. These are as follows: a. In Section 4 (Description of Proposed Works) of the Householder Application for Planning Permission, the applicant states that “existing window to be replaced with patio door glazing”. The front elevation drawing details full height doors with additional half windows on either side. The application description does not make any reference to the raised entrance platform with glazed balustrade surrounds which is more than the full width of the doors and side windows. The physical and visual space of the whole entrance structure and windows is dramatically increased in comparison to the scale of the existing window. b. In Section 5 (Materials) of the Householder Application for Planning Permission, the applicant states the description of the proposed materials and finishes is as follows “fully glazed patio doors. White UPVC frame to match existing.” There is no reference to the additional side windows to the patio doors. Recent renovations have installed black framed windows – not white! c. In Section 6 (Trees and Hedges) of the Householder Application for Planning Permission, the applicant states that there are no trees or hedges on adjoining properties which are within falling distance of the proposed development. This is not true as there are more than 15 trees in Spinney Copse which are within falling distance of the proposed development. d. The existing and proposed rear elevation drawings show a large window centrally sited above double doors – in fact the window shown is large double doors with handles.

P/HOU/2021/05289	11 Avon Avenue St Leonards And St Ives Ringwood BH24 2BQ	No tree consultation is included. The PC request that a tree report is included and the application is re-assessed by the PC
P/FUL/2021/05119	19 Cedar Avenue St Leonards And St Ives Ringwood BH24 2QF	No objection. Request that all original conditions apply. Note the property address is wrong on the application
3/21/1826/HOU	41 Heath Road St Leonards And St Ives BH24 2PZ	No objection Bat survey must be carried out
P/FUL/2022/00028	68 Ringwood Road St Leonards And St Ives BH24 2NY	No objection Request condition that the building remains ancillary to the main dwelling
3/21/1334/HOU	Glenburn Davids Lane Ashley Heath Ringwood BH24 2AW	No documents available to view online. Have requested documents are uploaded by planning dept and will take back to committee on 24 Feb
3/20/1099/OUT	Land between Robins Wood and Whealdon, Horton Road, Ashley	

	Heath, Ringwood, BH24 2EJ	
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Planning Application 3/20/1099/OUT

The Parish Council objected to the original outline planning application on 9<sup>th</sup> November 2021, detailed below:

*The Parish Council objects to this application, it considers the building design to be completely out of character for this residential area, in addition it considers the building to be inappropriate for this area and its positioning on the Horton Road. It considers the access/egress on to the Horton Road to be very dangerous.*

It has discussed the recently amended plans and listened to objections from many concerned residents and as a result would like to submit a further objection which should be considered as an addition to our original objection, as below:

**Health and Safety of Drivers and Pedestrians.** It considers the positioning of the proposed shop to be in completely the wrong location. There already exists a very well used shop just 168m away on the Horton Road. This shop is extremely popular with residents and passing trade. A second shop in such close proximity is not required and will certainly not be an enhancement to the area. The Horton Road has a 40-mph speed limit. Vehicles regularly travel more than this speed. Vehicles include many cars, especially in the holiday season, but increasingly more large vans and very large articulated lorries. This is due to the increase in size of the various industrial estates that are fed by the Horton Road. Traffic is ever increasing in size and volume. It is well known that trying to turn on to Horton Road from Emerald Close (and indeed all the cul de sacs on this stretch of road) can take more than 5 minutes. Vehicles trying to egress a shop in this area will suffer the same timeframe. This will lead to exasperation and frustration by drivers which in turn will lead to more risky manoeuvres and accidents. The One-Stop shop further east along the Horton Road has two heavily used junctions close by and a pedestrian crossing. All of which help to slow traffic, which allows egress from the shop on to the Horton to be easier and quicker. It must be recognised that it is very treacherous walking along the pavement in this area. The pavement is not very wide and vehicles travelling over 40mph pass pedestrians very closely. The movement of air and subsequent vacuum caused by larger vehicles can be extremely frightening. To encourage people to walk to a shop in the proposed location is not welcomed and certainly not recommended. It must be noted that any traffic survey carried out to establish how busy the road is must reflect the heavy usage of the Horton Road at peak times. The Parish Council therefore recommends a survey is conducted in July/August.

**Environmental Concern.** The proposed shop is within 400m of a SSSI. This piece of land is critical in maintaining and assisting the varied wildlife that use it as a corridor to the Moors Valley/Ringwood Forest. The proposed development, if completed, would totally block off a crucial bridging passageway for wildlife between the country park and Castleman Trailway; and permanently damage a much valued remaining environmental and visual amenity to the very many residents in the surrounding areas.

The area of the proposed development is well known for having a very high water table. This can be witnessed on both sides of the Horton Road where standing water is only just beneath the ground level. Residents in this area suffer for most of the year with waterlogged gardens. The hard landscaping over such a very

large area that this proposal will bring, together with the removal of so many trees will only exacerbate what is already a perpetual problem.

**Harm to Residents.** A shop in the proposed location will create a great deal of light and noise pollution at all times of the night and day. In an area which currently enjoys a great deal of quietness and darkness. Even if shop opening times are restricted, there will still be light and noise pollution arising from deliveries at all hours, staff arriving/departing outside of opening hours and unwanted visitors using the car park when the shop is closed.

**Exchange of Information:**

1. Next meeting will be virtual on Zoom on 24<sup>th</sup> February 2022.
2. The Clerk to draft a letter from the Chairman to Cllr Walsh, Portfolio Holder for Planning at Dorset Council explaining the many planning concerns the parish currently has.