

**St Leonards & St Ives Parish Council
 Planning Committee Meeting
 Minutes of the meeting held on Thursday 9th June 2022 at 7.15pm
 Held in the Parish Offices, Braeside Road, St Leonards**

Members present: – Cllr JB Parker, Chair, Cllr K Gawler, Cllr A Davies, Cllr JW Parker, Cllr S Marshall, Cllr C Johnson

In attendance: Mr Jonathan Ross, Clerk to Council

Public speaking: No public speakers

28. Declarations of Pecuniary Interest: None

29. Apologies for absence: Cllr R Bryan, Cllr B Waugh, and Cllr N Hindmarch.

30. Minutes: The minutes of the meeting held on 19th May 2022 were agreed as a true and accurate record. Proposed by Cllr A Davies, seconded by Cllr K Gawler. Agreed.
RESOLVED: The minutes of the meeting held on 19th May 2022 were duly adopted.

31. Matters arising from the Minutes: None

32. Correspondence, for information only: A letter was received from Matthew Piles, Corporate Director Economic Growth & Infrastructure, Dorset Council. Stating that DC will put together a series of meetings that will address the various questions parish and town councils have on planning issues.

33. Planning Decisions: List emailed to members.

34. Planning Applications:

App	Address	Response
P/HOU/2022/03292	1 Monkworthy Drive Ashley Heath Ringwood BH24 2JJ Remodel and extension of existing house to create 5 bed chalet bungalow. Revised.	No objection as long as conditions are included that ensure contractor parking and road safety measures are undertaken during the building works to ensure the safety of pedestrians and road users.
P/HOU/2022/02518	8 Grange Road St Leonards And St Ives Ringwood BH24 2QE Extension to one side and roof to be rebuilt to accommodate new first floor over the entire	1. This application site lies in the Southeast Dorset Green Belt. The parish council considers the proposal constitutes inappropriate development in the Green Belt as it does not benefit from any of the exceptions set out in

	<p>footprint of the main building structure. Single storey section to contain indoor swimming pool, ground floor side extension to contain double garage, gym, changing rooms and plant room.</p>	<p>National Planning Policy Framework paragraphs 149 due to the size of the proposed extension, rendering the scheme disproportionate. The proposal also adds considerably to the height, bulk and mass of the building and would fail to preserve the openness of the Green Belt. Very special circumstances, outweighing the harm by reason of inappropriateness and other harm, have not been demonstrated and the proposal is therefore considered to be unacceptable in principle, having regard to the guidance contained in the National Planning Policy Framework 2021, particularly paragraph 137 and 147--149. 2. The proposed works, by virtue of their scale, height, mass and bulk would constitute a prominent and dominating feature in the street scene. The proposal is not considered to be an appropriate scale relative to the character of the area, and would be incompatible with its surroundings. Therefore, the proposal fails to improve the character and quality of the area and is contrary to the provisions of Policy HE2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy and paragraph 127 of the National Planning Policy Framework 2018.</p>
<p>P/FUL/2022/02778</p>	<p>14 Windsor Close St Leonards And St Ives Dorset BH24 2LJ</p> <p>Demolish garage, sever land and erect 1 No 3 bedroom bungalow with garage.</p>	<p>We have been made aware that there is a considerable flooding risk in the rear gardens of properties in this area. Photographs provided by the neighbour of the applicant show significant flooding on several occasions at different times.</p>

		<p>There is no SUDS statement with the application so it is not clear how the applicant will manage rain water run off and water displacement.</p> <p>The proposal will only result in exacerbating the flooding risk in this area.</p> <p>It is requested that as a lead local flood authority, Dorset Council must consult with its in house flood team to obtain their written assessment of this proposal.</p> <p>It is the PCs opinion that this a contrived plot that does not comply with HE2 in that its bulk, size and scale is not suitable for the size of the plot.</p> <p>The space allocated for parking, loading and turning is inadequate and is not acceptable. This will mean visitors and occupants will resort to parking on the road. The adjacent road is extremely narrow and parking on it will result in an unnecessary nuisance to neighbours.</p> <p>Due to the restricted nature of the access driveway there is a concern that emergency vehicles will be prevented from accessing the property in an emergency.</p>
P/HOU/2021/05534	<p>19 Oaks Drive St Leonards And St Ives BH24 2QR</p> <p>Replacement front wall with piers & timber between piers. New timber fencing and gates. (Amended description)</p>	No objection

P/HOU/2022/02885	20 Boundary Lane St Leonards And St Ives Dorset BH24 2SE Erect side extension to form annexe on ground and first floor.	No objection Proposed extension must remain ancillary to the main accommodation
P/HOU/2022/03361	23 Avon Castle Drive Ashley Heath Ringwood BH24 2BB Proposed extension and alteration to existing dwelling, replacement garage, entrance gates and garden room.	No objection Proposed additional accommodation must remain ancillary to the main accommodation
P/HOU/2022/02760	31 Oaks Drive St Leonards And St Ives BH24 2QR Proposed garage extension	No objection
P/HOU/2022/02363	59 Sandy Lane St Leonards And St Ives Ringwood BH24 2LE Erect single storey side/rear extension and porch	No objection
P/HOU/2022/01091	218 Hurn Road St Leonards And St Ives Ringwood BH24 2BT Extend garage/workshop, refurbish and replace roof	No objection
P/FUL/2022/03293	Petherton Cottage Horton Road Ashley Heath Ringwood BH24 2ED Creation of new vehicular access to serve new house approved under app ref 3/21/0076/FUL	The PC objects to this application. It believes the proposed new entranceway does not provide sufficient visibility to allow vehicles to exit safely on to Horton Road. The drawing indicates a gate but there is insufficient space for a vehicle to pull up to the gate from the Horton Road without the vehicle remaining partly in the road and presenting a significant risk to traffic.

		<p>There is no tree survey and it is not apparent what will happen to adjacent trees and how existing trees will be managed. In addition it is noted there is no highways report.</p> <p>It is requested a tree survey and highway report is produced and this application taken back to the PC at a future date for a full response.</p>
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35. Exchange of Information: Next meeting scheduled for Thursday 30th June 2022 provided sufficient business.

Meeting closed at 8.30pm

Chair