

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 11th August 2022 at 7.15pm
Held in the Parish Office, Braeside Road, St Leonards**

Members present: – Cllr JW Parker - Chair, Cllr N Hindmarch, Cllr A Davies, Cllr JB Parker, Cllr S Marshall, Cllr R Bryan, Cllr Johnson.

In attendance: Mr Jonathan Ross, Parish Clerk.

73. Declarations of Pecuniary Interest: None

74. Apologies for absence: Cllr B Waugh, Cllr K Gawler.

75. Minutes: The minutes of the meeting held on 30th June 2022 were agreed as a true and accurate record. Proposed by Cllr S Marshall, seconded by Cllr C Johnson. Agreed.

RESOLVED: The minutes of the meeting held on 30th June 2022 were duly adopted.

76. Matters arising from the Minutes: None

77. Planning Decisions: List emailed to members.

78. Planning Applications:

App	Address	Proposal
P/FUL/2022/04775	2 Strode Gardens St Leonards And St Ives Ringwood BH24 2LF Severe existing plot at 2 Strode Gardens and erect new detached dwelling.	No objection
P/FUL/2022/04320	26 Wayside Road St Leonards And St Ives Ringwood BH24 2SJ Erect a new agricultural building for dry storage facility for agricultural machinery and hay fodder	No objection subject to green belt policy being observed
P/FUL/2022/04769	27 Oaks Drive St Leonards And St Ives Ringwood BH24 2QR	See below

	Demolish annexe, form access drive and construct 4 no. new dwellings	
	<p>27 Oaks Drive - Planning Application (P/FUL/2022/04769)</p> <p>The Parish Council objects to this application. This proposal indicates parking bays that are totally inaccessible, given normal vehicle turning circles and maneuverability. The proposed access drive is far too narrow resulting in one continuous pinch point. The proposal provides a total of 2 visitor parking bays for the four properties. Both bays would be completely inaccessible if the main car park bays are occupied. This will ultimately result in visitors parking on Oaks Drive, on or close to a very dangerous bend. The perceived severe overcrowding of the site and the ill-considered new dwelling layouts is evident even at the most basic level. All appear to be in unacceptable close proximity to a 2m high fence. This application is undeniable overdevelopment of the site, contrary to Dorset's own Local Plan and the NPPF (HE2), an extract of which, Clause 124 referring to Achieving Appropriate Densities, states: 'Planning policies and decisions should support development that makes efficient use of land, taking into account: (d) the desirability of maintaining an area's prevailing character and setting (including residential gardens).</p> <p>NPPF policy LN2 states: 'On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of 30 dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.</p> <p>In chapter 10 of the adopted East Dorset Local Plan:</p> <ul style="list-style-type: none"> - clause 10.11 includes: 'While housing development on Windfall sites within the built up areas will continue, the low density and special quality of much of the existing housing areas will also require special protection and will limit the scope for new development'. clause 10.12 states: 'The strategy for the Parish is therefore primarily one of Conservation'. - clause 10.13 states: 'Developments on Windfall sites will be permitted subject to policies set out in Chapter 6 of this document, which will limit the 	

	<p>possible extent of the changes to these attractive, well wooded, low density settlements’.</p> <p>By reference to the applicant’s current Location and Block Plans, the prevailing character and low housing density of the adjoining neighbourhood is clearly illustrated. The proposal represents a most inappropriate high density ‘urban’ intrusion into the area and the above policies should be acknowledged and actively utilised to prevent the approval of such proposals. Failure to do so is resulting in the inexorable destruction of the special distinctive qualities of the existing residential areas of the Parish of St Leonards & St Ives.</p>	
P/FUL/2022/04070	<p>40 Hurn Road Ashley Heath Dorset BH24 2AL</p> <p>Demolition of existing dwelling and erection of replacement dwelling</p>	<p>PC has no objection, but we would like to point officers attention to the request for a condition stating the shared access drive must be made good following the works</p>
P/HOU/2022/04192	<p>65 Oaks Drive St Leonards And St Ives Ringwood BH24 2QR</p> <p>Garden room</p>	<p>The Parish Council objects to this application.</p> <p>It would like to bring to the officers attention that this applicant recently received full planning permission to demolish the main existing dwelling and build a completely new property in its place. It considers the scale and height of the proposed building to be excessive and unnecessary for a garden room. Such a large storage area in the roof space with velux windows appears to be excessive for such a room.</p> <p>The height of the roof presents an over bearing appearance in its location close to neighbouring boundaries and is considered detrimental to neighbours enjoying their amenity space.</p> <p>There are glazed windows overlooking neighbours which is detrimental to the enjoyment of their privacy.</p>

		<p>The SUDS statement lacks details of the mentioned hardstanding and is believed to be misleading in its description of how surface water will be managed with regard to climate change.</p> <p>If this application is granted the PC wishes to see conditions imposed that the building is used solely for its proposed intended use as an office and gym and not as living accommodation and remains ancillary to the main dwelling. It is recommended that the pitched roof is replaced with a flat roof with a lower profile thereby reducing its overbearing nature and would be more in keeping with a traditional garden room and improve its appearance when viewed from neighbouring properties.</p>
3/21/0370/HOU	<p>88 RINGWOOD ROAD, ST LEONARDS AND ST IVES, RINGWOOD, BH24 2NX</p> <p>Rear extension, roof extension over existing garage and balcony over existing Portico</p>	No objection but the PC has a concern over the proposed balcony overlooking neighbours
P/FUL/2022/03392	<p>89 Woolsbridge Road Ashley Heath Ringwood BH24 2LY</p> <p>Demolish the existing dwelling and erect two detached properties in its place, with a new pair of semi detached bungalows to the rear of the site</p>	See below
	89 Woolsbridge Road - Planning Application (P/FUL/2022/03392)	

	<p>The Parish Council objects to this application – it is a blatant example of ‘planning creep’ with one obvious motive.</p> <p>Initially, one additional dwelling was proposed to the rear of the retained existing bungalow. This was revised to two new semi detached dwellings to the rear and this, against strong opposition, was approved. Now four dwellings in total are proposed, with the demolition of the existing building.</p> <p>In the currently approved scheme, vehicle movements into the four parking bays for the two semi-detached dwellings appear to be just achievable. This cannot be said for the two parking bays for the retained house, where the approach appears too narrow. This scheme has been formally approved.</p> <p>The new proposal indicates parking bays that are totally inaccessible, given normal vehicle turning circles and maneuverability. The proposed access drive is far too narrow resulting in one continuous pinch point with the inability to open a car door unless alongside one of the two parking areas. In the currently approved scheme this narrowing occurs for a relatively short distance alongside the retained building.</p> <p>The proposal provides no visitor parking, which will result in regular, if not constant parking on the Woolsbridge Road and its cycle way.</p> <p>The perceived severe overcrowding of the site and the ill-considered new dwelling layouts is evident even at the most basic level. An example of this being the positioning of the utility room doors and snug/study windows. All appear to be in unacceptable close proximity to 1.8 metre high fencing and foliage. In the case of plot 2, the utility door even opens directly on to the shared drive with no apparent access to the rear garden. There is no excuse for poor quality design, at any level.</p> <p>This application is undeniable overdevelopment of the site, contrary to Dorset’s own Local Plan and the NPPF (HE2), an extract of which, Clause 124 referring to Achieving Appropriate Densities, states: ‘Planning policies and decisions should support development that makes efficient use of land, taking into account: (d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens).</p> <p>NPPF policy LN2 states: ‘On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of 30 dph will be</p>
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	<p>encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.</p> <p>In chapter 10 of the adopted East Dorset Local Plan:</p> <ul style="list-style-type: none"> - clause 10.11 includes: 'While housing development on Windfall sites within the built up areas will continue, the low density and special quality of much of the existing housing areas will also require special protection and will limit the scope for new development'. clause 10.12 states: 'The strategy for the Parish is therefore primarily one of Conservation'. - clause 10.13 states: 'Developments on Windfall sites will be permitted subject to policies set out in Chapter 6 of this document, which will limit the possible extent of the changes to these attractive, well wooded, low density settlements'. <p>By reference to the applicant's current Location and Block Plans, the prevailing character and low housing density of the adjoining neighbourhood is clearly illustrated. The proposal represents a most inappropriate high density 'urban' intrusion into the area and the above policies should be acknowledged and actively utilised to prevent the approval of such proposals. Failure to do so is resulting in the inexorable destruction of the special distinctive qualities of the existing residential areas of the Parish of St Leonards & St Ives.</p>	
P/VOC/2022/04528	<p>136 Sandy Lane St Leonards And St Ives Dorset BH24 2LQ</p> <p>Variation of Condition 2 on app P// HOU 2022/01135 - Raise the ridge of the roof and erect a rear single storey extension and conversion of existing garage/store to living accommodation</p>	No objection

79. Exchange of Information:

1. Next meeting scheduled for Thursday 1st September 2022 provided sufficient business.
2. Members discussed the negative effect that Dorset Council's decision to stop sending neighbour letters is having on residents. There is also concern that site notices are not being erected. The Clerk advertises planning applications on social media, the website, and

noticeboards but these measures do not reach all residents. The Clerk will investigate further measures the PC can take to improve communication with residents.

Meeting closed at 9.12pm

Chair