

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 1st September 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 C Johnson, Cllr K Gawler

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. Several members of the public attended and addressed the committee with their concerns on the Ashley Farm planning application. They objected to the application on the grounds that it would have a detrimental impact on the viability of the farm and prevent the tenant from making a living. It was also anticipated that it would reduce the security of the farm and as a result bring more crime – to an area that already suffers significant crime due to its remoteness.

95. Declarations of Pecuniary Interest: None

96. Apologies for absence: Cllr B Waugh, Cllr S Marshall, Cllr R Bryan.

97. Minutes: The minutes of the meeting held on 11th August 2022 were agreed as a true and accurate record. Proposed by Cllr A Davies, seconded by Cllr JB Parker. Agreed.

RESOLVED: The minutes of the meeting held on 11th August 2022 were duly adopted.

98. Matters arising from the Minutes: None

99. Planning Decisions: List to be prepared.

100. Planning Applications:

App	Address	Proposal
P/FUL/2022/04852	Ashley Farm Verwood Road St Leonards And St Ives Ringwood BH24 2DF Change of use of two agricultural buildings to storage, associated building operations, car parking and landscaping.	The PC objects to this proposal. Please see objection below.
Ashley Farm Objection The parish council objects to this application on several grounds. It considers the proposal breaches the National Planning Policy Framework Paras 81 and 84.		

The PC believes the proposal breaches Para 81 in that it prevents the business from building on its strengths, adapting for future growth and severely prevents it from expanding and providing a secure, viable business for future generations of the current tenant.

Para 81. States that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

The PC believes the proposal breaches Para 84. It considers it would have a significantly detrimental impact on the tenant in their ability to operate what is currently an important viable rural business. The PC is in support of the local agricultural community and supports all people in their efforts to making a living.

Para 84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

The PC considers the proposal breaches Policy PC4 – The Rural Economy of the Christchurch and East Dorset Core Strategy adopted April 2014. This proposal does adversely impact on an employment site and premises which directly affects the economic, social and sustainability of the area.

The PC considers the change of use of the buildings to be completely unnecessary and would cause significant material harm to the farm and its rural setting. It considers that the proposal does not benefit the tenant or the local area.

The PC also considers the proposed access route to be completely unsuitable for its proposed purpose. It is extremely narrow with twists and turns, through an area which would be prone to damage should vehicles veer off the track. There is also a concern that the proposal would result in the tenant having to use a significantly inferior approach route which would again have a detrimental effect on their ability to operate their business in a viable manner.

The PC feels it must also comment on the inconsiderate nature of this application. The tenant and their ancestors have held the tenancy for many years and have operated the farm with great success during that time. They have significantly

<p>invested their time and finances in the renewal and replacement of farm buildings and the access road. The PC has been informed that the applicant did not consult with the tenant prior to the application being submitted. It believes they didn't discuss the nature of the proposal nor the detrimental effect it could have on the tenant.</p>		
P/HOU/2022/04581	<p>1 Heather Close St Leonards And St Ives Ringwood BH24 2QJ</p> <p>Garage conversion & new garage constructed</p>	<p>No objection subject to approval by the tree officer regarding the trees adjacent to the property boundary</p>
P/HOU/2022/04210	<p>4 Laurel Lane St Leonards And St Ives Ringwood BH24 2LR</p> <p>Raise roof structure to allow accommodation in the roof space & erect front extension</p>	<p>The PC objects to this application. Under HE2 policy it considers the bulk, scale and volume of the proposal too large for Laurel Lane, which is an area of low-level bungalows. It considers this development out of keeping with the current street scene. The increased size of the property could potentially increase the number of occupants and therefore increase the number of vehicles requiring parking. There appears insufficient space on the property for a significant number of vehicles to park which could result in occupants and visitors parking permanently on the road. Laurel Lane is an extremely narrow road and additional constant parking on the kerbside would increase congestion and reduce road safety. The PC considers the rear dormer window presents a breach of privacy policy, as it will overlook neighbouring properties. This will result in neighbours losing the enjoyment of their seclusion and privacy both in their houses and gardens. The PC requests that if permission is granted that a condition be placed on the development that the rear</p>

		dormer be replaced with a Velux window.
P/HOU/2022/04926	6 Woodlands Way St Leonards And St Ives Ringwood BH24 2LL 3m roof extension to create rear first floor balcony and covered porch below with Solar panels (Amendment to approved P/A P/HOU/2022/01664)	No objection
P/HOU/2022/04597	9 Greenwood Copse St Leonards And St Ives Ringwood BH24 2PW Extend height of ridge to accommodate 2 bedrooms and bathroom in roof with two dormer windows	No objection
P/HOU/2022/03509	14 Sylvan Close St Leonards And St Ives Ringwood BH24 2RA Erect single storey front extension to create porch and extended garage. Demolish existing porch.	No objection
P/HOU/2022/04979	23 Forest Edge Drive St Leonards And St Ives Dorset BH24 2ER Replacement of existing garage with a new single storey side and front extension. New porch and side carport with cladding alterations.	No objection
P/HOU/2022/03373	29 Oaks Drive St Leonards And St Ives Ringwood BH24 2QR	No objection subject to a condition that the additional space remains ancillary to the main dwelling

	Two storey rear extension ,raise and extend roof to create additional habitable accommodation	
P/HOU/2022/04643	40 Lions Wood St Leonards and St Ives Dorset BH24 2LU Erect single storey rear extension linking to garage conversion	No objection
P/FUL/2022/04644	61 Avon Castle Drive Ashley Heath Dorset BH24 2BE Erect replacement dwelling and associated landscaping; demolition of existing dwelling	No objection subject to support from the tree team and Natural Environment Team

101. Exchange of Information:

Next meeting scheduled for Thursday 22nd September 2022 provided sufficient business.

Meeting closed at 8.50pm

Chair