

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on Thursday 15<sup>th</sup> June 2023 at 7.15pm  
Held in the Annexe, Braeside Road, St Leonards**

Members present: – Cllr JB Parker - Chair, Cllr A Davies, Cllr B Waugh, Cllr N Hindmarch, Cllr R Bryan

**In attendance:** Mr Jonathan Ross, Parish Clerk.

**Public Speaking.** Seventeen members of public attended the meeting and a number spoke in objection to Planning Application P/OUT/2023/01663.

**28. Election of Chair of the Planning Committee for the 2023/2024 Municipal Year.** Cllr JB Parker was proposed by Cllr A Davies, seconded by Cllr N Hindmarch. Agreed.

**RESOLVED: Cllr JB Parker was duly elected Chairman.**

**29. Election of Vice-Chair of the Planning Committee for 2023/2024 Municipal Year.** This item is deferred until the next meeting to be held on 6<sup>th</sup> July 2023.

**30. Declarations of Pecuniary Interest:** None

**31. Apologies for absence:** Cllr C Johnson, Cllr K Gawler, Cllr S Marshall, Cllr JW Parker. Proposed by Cllr JB Parker, Seconded by Cllr A Davies. Agreed.

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

**32. Minutes:** The minutes of the planning meeting held on 11<sup>th</sup> May 2023 were agreed as a true and accurate record. Proposed by Cllr JB Parker, seconded by Cllr A Davies. Agreed.

**RESOLVED: The minutes of the planning meeting held on 11<sup>th</sup> May 2023 were duly adopted.**

**33. Matters arising from the minutes:** None.

**34. Correspondence:** None.

**35. Planning decisions:** No list sent.

**36. Planning Applications:**

App	Address	Proposal
P/OUT/2023/01663	Robins Wood Horton Road Ashley Heath BH24 2EJ  Demolition of the existing dwelling and	

	erection of a convenience store and new dwelling with associated access and parking	
<p>The Parish Council strongly objects to this application. It sees no significant difference between this application and the previous application (3/20/1099/OUT) that was refused in July 2022.</p> <p><b>No requirement for a shop in the proposed location</b>  The PC considers the positioning of the proposed shop to be in completely the wrong location. There already exists a very well used shop (One Stop) just 168m away on the Horton Road and a further two shops a short distance along Horton Road at three legged cross. The One Stop shop is extremely popular with residents and passing trade. A second shop in such close proximity is not required, it will certainly not be an enhancement to the area and it could be to the detriment of existing shops and leave them vulnerable.</p> <p><b>Highways - Health and Safety of Drivers and Pedestrians.</b>  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 roads and cul de sacs on this stretch of road) can take a considerable amount of time. 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 potential 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.</p> <p><b>Environmental Concern.</b> 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 wildlife 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</p>		

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.

Opposite the proposed shop and just a few metres away is Moors Valley Country Park. This is an area of countryside that has a great deal of wildlife, some of which are protected species. Light pollution from a shop would have a massive detrimental affect on all the wildlife in that area.

It is also felt that the potential of crime or criminal activity will be increased by this development.

In summing up the PCs objection, it feels the following policies apply and believe that all elements of the policies are being breached. This must be considered when determining this application:

### **Policy HE2**

Design of New Development

Within East Dorset, the design of development must be of a high quality, reflecting and enhancing areas of recognised local distinctiveness. To achieve this, development will be permitted if it is compatible with or improves its surroundings in:

Layout

Site coverage

Architectural style

Scale

Bulk

Height

Materials

Landscaping

Visual impact

Relationship to nearby properties including minimising general disturbance to amenity

Relationship to mature trees.

Careful design to reduce the risk of crime will be required.

### **Policy HE3**

Landscape Quality

Development will need to protect and seek to enhance the landscape character of the area.

Proposals will need to demonstrate that the following factors have been taken into account:

1. The character of settlements and their landscape settings.
2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.
3. Features of cultural, historical and heritage value.

4. Important views and visual amenity.  
5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.

**Policy ME6**

Flood Management, Mitigation, and Defence

All developments will be required to demonstrate that flood risk does not increase as a result of the development proposed, and that options have been taken to reduce overall flood risk.

P/VOL/2023/03026	<p>1 Ashley Cottages Verwood Road St Leonards And St Ives BH24 2DD</p> <p>Minor material amendment to vary Condition 2 of P/A P/LBC/2023/00393 to reduce the pitch of the roof and change from Slate tiles to EPDM roofing The above application for, Variation of Condition - Listed Building Consent has been received.</p>	No objection
P/HOU/2023/00868	<p>3 Windmill Lane Ashley Heath Ringwood BH24 2DQ</p> <p>Loft extension</p>	No objection
P/HOU/2023/02264	<p>6 Windmill Lane Ashley Heath BH24 2DQ</p> <p>Erection of a 4no bay Oak Framed garage with first floor home office and storage space</p>	No objection but request a condition that the building remains ancillary to the main dwelling and only used for residents' vehicles and not for business use
P/HOU/2023/01386	<p>7 Woodlands Way St Leonards And St Ives BH24 2LL</p> <p>Raise roof and increase pitch create first floor habitable</p>	No objection

	accommodation, single storey front porch with balcony over, two storey front extension and internal alterations	
P/HOU/2023/00863	8 Ashley Drive North Ashley Heath Dorset BH24 2JN  Erect single storey side extension	No objection
P/HOU/2023/00779	10 Lions Wood St Leonards And St Ives BH24 2LU  Single storey side extension, demolish existing garage and annex	No objection
P/FUL/2023/02505	20 Egmont Drive St Leonards And St Ives BH24 2BN  External works; addition of new electric gates, bin storage facility and timber fencing.	No objection
P/HOU/2023/01462	Old Stocks 29 Windmill Lane Ashley Heath Dorset BH24 2DQ  Conversion of existing garage into an annexe with external refurbishment and internal remodelling.	No objection but request a condition that all buildings remain ancillary to the main dwelling
P/HOU/2023/02677	38 Lions Lane Ashley Heath BH24 2HN  Erect single storey rear extension, erect first floor extension including front and rear dormers. Erect two storey side extension and front porch	No objection

**37. Exchange of Information:**

**37.1.** Next meeting 6<sup>th</sup> July 2023 provided sufficient business.

**37.2.** The Public Consultation on the draft 'Planning For Climate Change' received from NFDC will be sent out to committee members and a response prepared at the next meeting.

Meeting ended at 8.45pm

**Chair**