

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 6th July 2023 at 7.15pm
Held in the Village Hall, Braeside Road, St Leonards**

Members present: – Cllr JB Parker - Chair, Cllr A Davies, Cllr B Waugh, Cllr N Hindmarch, Cllr C Johnson, Cllr K Gawler

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. No public in attendance

57. Election of Vice-Chair of the Planning Committee for the 2023/2024 Municipal Year. Members decided to postpone the election of a Vice-Chair until further notice.

58. Declarations of Pecuniary Interest: None

59. Apologies for absence: Cllr R Bryan, 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.

60. Minutes: The minutes of the planning meeting held on 15th June 2023 were agreed as a true and accurate record. Proposed by Cllr K Gawler, seconded by Cllr A Davies. Agreed.
RESOLVED: The minutes of the planning meeting held on 15th June 2023 were duly adopted.

61. Matters arising from the minutes: None.

62. Correspondence: Public Consultation on the Draft 'Planning For Climate Change' received from New Forest District Council. This has been reviewed by members and they considered the proposals contained within it were sensible.

63. Planning decisions: List sent week of 4th July 2023.

64. Planning Applications:

App	Address	Proposal
P/FUL/2023/01968	Plot 76 Avon Castle Estate Ringwood BH24 2BP Change of use from agricultural/forestry land to mixed use comprising recreation and	The PC strongly objects to this application. It objected to the original application 3/21/0794/FUL which itself was retrospective and which was refused. It understands that application P/CLP/2022/08016 was also

	<p>leisure use for 110 days per year and all year round forestry maintenance; erection of 1.5m high timber gate on west frontage of plot to form new vehicular access.</p>	<p>subsequently refused. The Parish Council feels that the planning application is deliberately vague and does not supply nearly enough information for it to be determined properly. It objects in the strongest terms to the erection of this fence with gate access to Hurn Road which has been constructed without planning permission. The PC has to question the intent of erecting the fence and gate access. Evidence from local mapping indicates this piece of land is within the green belt. Therefore, the PC must insist that green belt policy is followed on this newly installed fence and gate. Installing a gateway access on to Hurn Road in this location will create an unacceptable risk to road users on what is an extremely fast road where visibility can be obscured by the many twists and turns. The PC understands that the former district council (EDDC) adopted a policy that no additional gateway accesses should be created on this stretch of road – due to the inherent danger they would pose to road users. The PC insists that Dorset Council issue an enforcement notice instructing this fence and gateway be removed immediately</p>
P/HOU/2022/07083	4 Cherry Tree Close St Leonards And St Ives Ringwood BH24 2QN	No objection
P/FUL/2023/02100	8 Warren Close Ashley Heath BH24 2AJ Demolition of existing dwelling and the	St Leonards and St Ives Parish Council Response

	<p>erection of 3no. linked detached houses with shared vehicular access</p>	<p>The Parish Council objects to this application.</p> <p>It objected to the previous application P/FUL/2022/07205, which was refused.</p> <p>It feels that the same objective arguments are relevant with this application in that:</p> <p>The application is an overdevelopment of the site, contrary to Dorset's own Local Plan and National Planning Policy Framework (NPPF) HE2. Clause 124 refers to achieving appropriate densities and states that decisions should support development that makes efficient use of land, taking into account 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. This proposal is not acceptable in this locality as it creates an unacceptably high level of property densities not in keeping with the area.</p> <p>Referencing the applicant's location and block plans, the prevailing character and low density of the adjoining neighbourhood is clearly illustrated. The proposal</p>
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		<p>represents a most inappropriate high density urban intrusion in the area and the national and local planning policies should be acknowledged and actively utilised to prevent the approval of such proposals. Failure to do so will result in the inexorable destruction of the special character and distinctive nature of the Warren Close.</p> <p>It is evident from the block plan that the three proposed properties will have a detrimental effect on the ability for residents at numbers 7, 7a and 9 to enjoy their gardens and amenity space. The harm this brings to these residents is significant. This is most especially relevant to the residents at number 7a, who are very elderly and the reason they live in that location is to enjoy the views of their garden and the open space beyond. It is clear, that the proposed development will destroy those views and significantly ruin the enjoyment they currently have.</p> <p>It is also evident that the closeness of the proposed access drive to its neighbour's will not only be visible to the neighbouring properties, especially to number 7. But it will create additional noise and disturbance with the movements of the occupants. This is clearly unacceptable.</p>
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		<p>It is also significant that the design of these three properties is so out of keeping with the properties in the immediate vicinity and wider local area.</p> <p>It is requested that should this application be granted then a condition is made that the contractor carrying out the works creates a traffic management plan which includes all vehicles involved in the construction works must be kept or parked within the curtilage of the site at all times and that none are to be parked on the local roads.</p>
P/HOU/2023/03006	17 Shelley Close St Leonards And St Ives BH24 2JA	No objection
P/VOC/2023/03234	19 Cedar Avenue St Leonards And St Ives BH24 2QF	No objection
P/HOU/2023/02458	22 Bushmead Drive Ashley Heath BH24 2HU	No objection
P/HOU/2023/00816	23 Avon Avenue St Leonards And St Ives Dorset BH24 2BQ	No objection
P/HOU/2023/03125	44 Avon Castle Drive Ashley Heath BH24 2BE	No objection
P/FUL/2023/03048	<p>Ashley Farm Verwood Road St Leonards And St Ives BH24 2DF</p> <p>Proposed change of use of building from agricultural to storage (Class E), external works, car parking and associated works</p>	<p>The PC feels there is not sufficient information given in this application for it to make a reasoned response or comment. It feels the information given is confusing and not easily understood. There are several issues which are outside of the PC knowledge and some of these issues may have a detrimental effect on the neighbouring tenant farmers. The PC</p>

		therefore requests further information and clarity on the application and its potential impact on the tenant farmers.
P/HOU/2023/02385	Bauhinia Horton Road Ashley Heath BH24 2EH	No objection
P/ADV/2023/03090	Moors Manor Care Home Ringwood Road St Leonards BH24 2RR	No objection
P/HOU/2023/01180	11 Woodlands Way St Leonards And St Ives Dorset BH24 2LL	No objection

65. Exchange of Information:

65.1. Next meeting 27th July 2023 provided sufficient business.

65.2. Members discussed the fact that they are not consulted on 'Prior Approval applications.' As they are deemed 'permitted development'. They have asked the Clerk to contact the Head of Planning to request being consulted on these in future.

Meeting ended at 8.35pm

Chair