

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on Thursday 15<sup>th</sup> December 2022 at 7.15pm  
Held in the Parish Office, Braeside Road, St Leonards**

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

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

**Public Speaking.** No public in attendance.

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

**176. Apologies for absence:** Cllr R Bryan, Cllr N Hindmarch, Cllr B Waugh, Cllr K Gawler  
**RESOLVED: That the apologies from the Councillors listed were accepted.**

**177. Minutes:** The minutes of the planning meeting held on 24<sup>th</sup> November 2022 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 24<sup>th</sup> November 2022 were duly adopted.**

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

**179. Correspondence:** None

**180. Planning decisions:** Sent to members on 14<sup>th</sup> December 2022.

**181. Planning Applications:**

<b>App</b>	<b>Address</b>	<b>Proposal</b>
P/FUL/2022/07205	8 Warren Close Ashley Heath Dorset BH24 2AJ  Demolition of the existing dwelling and the erection of 3no. detached houses with off road car parking	See response below
The Parish Council objects to this application.  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.

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.

Referencing the applicant's location and block plans, the prevailing character and low density of the adjoining neighbourhood is clearly illustrated. The proposal 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 Warren Close.

It is evident from the block plan that the two proposed properties at the rear 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.

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.

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/FUL/2022/07104	Land adjacent to 29 Sandy Lane, St Leonards and St Ives, Ringwood BH24 2LE	No objection
P/FUL/2022/06441	37 Sandy Lane St Leonards And St Ives Dorset BH24 2LE	No objection The PC has a concern over the limited parking on the site and that any additional visitors may be forced to park on the road. The road adjacent to this property is directly opposite a

		school and parking on the road may cause a traffic hazard. The PC also requests that a condition is included which stipulates the new building remains ancillary to the main dwelling.
P/VOC/2022/07438	Glenburn Davids Lane Ashley Heath BH24 2AW	No objection

**182. Exchange of Information:**

182.1. Members discussed planning application trt/2022/07423 which is for the felling of 8 trees at land adjacent to Robins Wood near Horton Road. The PC was not consulted on this application but was made aware of it by a resident. The committee requested the Clerk write to the senior tree officer under delegated powers object to the application.

182.2. Next meeting scheduled for Thursday 5<sup>th</sup> January 2023 provided sufficient business.