

St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 21st December 2023 at 7.15pm
Held in the Parish Office, Braeside Road, St Leonards

Members present: – Cllr N Reeder - Chair, Cllr C Johnson, Cllr B Waugh, Cllr A Davies, Cllr S Marshall, Cllr K Gawler

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. None

204. Election of Chair. The Planning Committee Chair, Cllr JB Parker could not attend the meeting. Proposed by Cllr A Davies, seconded by Cllr C Johnson that Cllr N Reeder be elected to Chair this meeting. Agreed.
RESOLVED: Cllr N Reeder is elected to Chair this meeting.

205. Declarations of Pecuniary Interest: None

206. Apologies for absence: Cllr R Bryan, Cllr N Hindmarch, Cllr JB Parker. Proposed by Cllr A Davies, Seconded by Cllr C Johnson. Agreed.
RESOLVED: That the apologies from the Councillors listed were accepted.

207. Minutes: The minutes of the planning meeting held on 30th November 2023 were agreed as a true and accurate record. Proposed by Cllr A Davies, seconded by Cllr C Johnson. Agreed.
RESOLVED: The minutes of the planning meeting held on 30th November 2023 were duly adopted.

208. Matters arising from the minutes: None.

209. Correspondence: None

210. Planning decisions: None.

211. Planning Applications:

App	Address	Proposal
P/LBC/2023/06853	1 Ashley Cottages Verwood Road St Leonards And St Ives BH24 2DD	No objection
P/HOU/2023/01852	7 St Ives Wood Road Ashley Heath BH24 2EA	No objection
P/FUL/2023/05253	15 Braeside Road St Leonards And St Ives BH24 2PQ	15 Braeside Road – PC Objection

	<p>Sever plot and erect 2no 3 bedroom bungalows with garages</p>	<p>In 2021 the PC objected to a proposal to construct a single property to the rear of 15 Braeside Road. It considered it to be a contrived plot resulting in over development of such a small area and that would be detrimental to the character of the area.</p> <p>It also considered it to be a breach of the NPPF regarding its bulk, scale and mass.</p> <p>Access was considered far too narrow and presented a risk to emergency vehicles should they need access.</p> <p>Despite the PCs concerns the PIP was granted.</p> <p>This latest proposal to construct two properties at the rear of 15 Braeside Road only exacerbates the issues the PC raised with the initial single property application.</p> <p>The PC therefore wish to reiterate that this is a massively contrived plot that breaches NPPF regarding bulk, scale and mass. It considers the proposal to be hugely detrimental to the character of the area.</p> <p>In addition to the original objections there is inadequate parking inadequate for both properties. There appears to be no provision for visitor parking which will result in visitors parking on the road, where they may cause disruption/obstruction.</p> <p>There is concern shown by the DC Tree Team over a large Eucalyptus tree situated off site. The PC agrees with all the comments made by the tree officer.</p>
P/FUL/2023/06513	17 Avon Castle Drive Ashley Heath BH24 2BA	No objection

P/VOC/2023/07155	<p>19 Cedar Avenue St Leonards And St Ives BH24 2QF</p> <p>Amendment to Approved P/A 3/18/3198/FUL (Erection of a detached dwelling and detached garage with amendment to planning permission ref: P/VOC/2022/05651 (construction of blind dormer on north facing roof slope of the permitted dwelling) to omit dormer and raise roof.</p>	<p>The PC appreciates that the VOC is to increase the height of the roof to provide improved headroom within the upper floor. But there are no indications of the finished height of the proposed roof or its height in comparison to the permitted roof height. None of the drawings give dimensions. The PC requests that further detailed drawings that show all relevant roof heights are submitted so that the PC planning committee can discuss this again and provide their response.</p>
P/FUL/2023/05803	<p>32 Lions Wood St Leonards And St Ives Dorset BH24 2LU</p> <p>Demolish existing and erect 2 No 3 bedroom bungalows with parking</p>	<p>32 Lions Wood – PC Objection</p> <p>The PC objects to this proposal. It considers it yet another example of a contrived plot. To try and fit two properties on to a plot that just adequately supports one property will be detrimental to the character of the area. The character of the area is low density housing with attractive bungalows set at a distance from their neighbours which provides privacy and space and with ample parking.</p> <p>This proposal creates two properties that are far too close to each other and to their neighbours, thereby extinguishing the privacy all currently enjoy. In essence it would ruin the existing attractive, spacious street scene.</p> <p>It is considered there is insufficient parking provided both off street and on street in what is already a small cul de sac.</p>

		<p>Policy HE2 is breached when considering the excessive bulk, scale and mass of the proposal.</p> <p>What is of serious concern is the potential of exacerbating the existing flooding that exists in this area. Residents already suffer from surface water flooding. The construction of two new properties will increase the risk of flooding to an unacceptable level.</p>
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212. Exchange of Information:

Next meeting is on 11th January 2024 provided there is sufficient business.

Meeting ended at 8.10pm

Chair