

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on Thursday 14<sup>th</sup> March 2024 at 7.15pm  
Held in the Annexe, Village Hall, Braeside Road, St Leonards**

Members present: – Cllr JB Parker - Chair, Cllr N Reeder, Cllr B Waugh, Cllr K Gawler.

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

**Public Speaking.** Several members of the public attended and spoke about their objection to Planning Application P/VOC/2024/00695 – 7 Badgers Close. Their concerns were that the proposal would exacerbate the overlooking nature of the new build due to its proposed increase in size - which was highlighted in their objections to the initial application. They also felt the steepness of the proposed driveway was too extreme and requires additional conditions to make it safe for vehicles and pedestrians. They also expressed concern at the lack of a transport management plan as site contractor vehicles constantly block the road. This prevents residents accessing their properties and would impede emergency vehicles.

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

**262. Apologies for absence:** Cllr R Bryan, Cllr N Hindmarch, Cllr C Johnson, Cllr A Davies, Cllr S Marshall, Proposed by Cllr K Gawler, Seconded by Cllr N Reeder. Agreed.

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

**263. Minutes:** The minutes of the planning meeting held on 22<sup>nd</sup> February 2024 were agreed as a true and accurate record. Proposed by Cllr K Gawler, seconded by Cllr B Waugh. Agreed.

**RESOLVED: The minutes of the planning meeting held on 22<sup>nd</sup> February 2024 were duly adopted.**

**264. Matters arising from the minutes:**

**265. Correspondence:**

**265.1.** A response was received from the Head of Planning at Dorset Council to the Clerks letter referencing the PCs concern over surface water flooding being increased due to the considerable number of rear garden developments being approved by DC.

**265.2.** Email received from a resident offering Councillors the opportunity to visit his property in relation to a forthcoming Certificate of Lawfulness application.

**265.3.** Email received from Dorset Council providing information on a proposed new approach to the drafting of the DC Local Plan.

**265.4.** Response received from the Dorset Council Flood Risk Management Team.

266. **Planning decisions:** List sent.

267. **Planning Applications:**

| App              | Address  | Proposal  |
|------------------|--|---|
| P/VOC/2024/00695 | <p>7 Badgers Close Ashley Heath Ringwood BH24 2JH</p> <p>Alterations to the existing dwelling, sever plot and erect a detached dwelling with associated access and parking with variation to condition 2 of planning permission<br/>P/FUL/2021/05673 to amend the approved drawing numbers to allow a revised design</p> | <p>7 Badgers Close St Leonards and St Ives Parish Council Response to Application</p> <p>The PC objects to this application</p> <p>On 16<sup>th</sup> June 2022 the PC objected to the original application. It objected on the basis that it considered this to be a contrived plot which breaches HE2 in its bulk, scale and mass and would be out of keeping with its neighbours and the street scene. It also believed that the steep incline to the proposed property was too steep for the safety of pedestrians and vehicle users. It also raised concerns about flood waters running down the steep incline.</p> <p>The PC's original objection was ignored and planning permission was granted. This VOC only exacerbates the very same issues but in addition raises further concerns.</p> <p>As a result of the original application being granted the neighbouring properties lost the enjoyment of the privacy of their amenity space and gardens, they also lost the enjoyment of the privacy of their own internal living rooms from being overlooked by this newly proposed property. The VOC only exacerbates this by its increased size and proximity to its neighbours.</p> <p>The PC has significant concerns over vehicle access</p> |

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|                  |  | <p>along Badgers Close by residents. Residents have indicated to the PC that during the construction works to 7 Badgers Close they consistently found access to be blocked by contractors vehicles. The PC requests that all conditions imposed on the original application are fully imposed before work starts, most notably those relating to vehicles and safety.</p> <p>In summary. The PC objected to the original application for the reasons given. Permission was still granted. This VOC only exacerbates the PCs objections. It therefore requests that the VOC is not granted, thereby preventing the neighbouring properties from being subjected to further loss of privacy.</p> |
| P/HOU/2024/01150 | 8 Windsor Close St Leonards And St Ives BH24 2LJ   | No objection   |
| P/HOU/2024/01282 | 42 Fairview Boundary Lane St Leonards And St Ives BH24 2SE   | No objection   |
| P/VOC/2024/01072 | <p>61 Avon Castle Drive Ashley Heath BH24 2BE</p> <p>Vary Condition 4 of approved P/A P/FUL/2022/04644 (Erect replacement dwelling and associated landscaping; demolition of existing dwelling) to understand if Surface Water Attenuation can be omitted from the development proposals</p> | The PC objects to this application. It has concerns that it may compromise the original design on which planning was granted. It recommends that the application is determined based on expert advice on surface water management.   |
| P/FUL/2024/00623 | Land rear of 63 Avon Castle Drive St Ives Ringwood BH24 2BE  | The PC objects to this application as it considers it to be a new building in the green belt   |

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|                  | Demolish existing dwelling and garage and construct a new residential dwelling  |  |
| P/VOC/2024/01100 | 89 Woolsbridge Road<br>Ashley Heath BH24 2LY<br><br>Demolish the existing dwelling and erect two detached properties in its place, with a new pair of semi-detached bungalows to the rear of the site ( with variation to condition 2 of planning permission P/FUL/2022/03392( appeal<br>APP/D1265/W/22/3312160 : revision to the design, including minor amendments to the floor plans of each unit, including ground floor window adjustments, and amendment to the roof of plots 3 & 4 to enable the inclusion of a first floor bedroom and bathroom | The PC objects to this VOC. It considers the content of the VOC to be excessive and does not support it. The PC suggests that it far exceeds what the parameters of a VOC should be. It requests that a completely new planning application is submitted to replace the VOC. |
| P/HOU/2024/00862 | Evergreens 98 Sandy Lane St Leonards And St Ives BH24 2LG   | No objection   |
| P/FUL/2024/00395 | Birchlands Chapel Rise St Leonards And St Ives Dorset BH24 2BL  | No objection   |
| P/HOU/2024/01223 | Stoneleigh Horton Road Ashley Heath BH24 2EN  | No objection   |

## 268. Exchange of Information:

Meeting ended at 8.30pm

**Chair**