

**St Leonards & St Ives Parish Council  
Planning Committee Meeting  
Minutes of the meeting held on Thursday 16<sup>th</sup> May 2024 at 7.15pm  
Held in the Parish Office, Village Hall, Braeside Road, St Leonards**

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

**In attendance:** Mrs Kelly Baker, Assistant Parish Clerk.

**Public Speaking.** None

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

**315. Apologies for absence:** Cllr B Waugh. Proposed by Cllr C Johnson, Seconded by Cllr N Reeder. Agreed.  
**RESOLVED: That the apologies from the Councillor listed were accepted.**

**316. Minutes:** The minutes of the planning meeting held on 25<sup>th</sup> April 2024 were agreed as a true and accurate record. Proposed by Cllr N Reeder, seconded by Cllr JB Parker. Agreed.  
**RESOLVED: The minutes of the planning meeting held on 25<sup>th</sup> April 2024 were duly adopted.**

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

**318. Correspondence:** None

**319. Planning decisions:** List sent week of 10<sup>th</sup> May 2024.

**320. Planning Applications:**

<b>App</b>	<b>Address</b>	<b>Proposal</b>
P/HOU/2024/02110	8 Windmill Lane Ashley Heath BH24 2DQ	No objection
P/VOC/2024/02105	19 Cedar Avenue St Leonards And St Ives BH24 2QF  Application to Vary Condition 2 of Approved P/A P/VOC/2023/07155 (Variation of Condition 2 of Approved P/A P/VOC/2023/03234	This objection is largely a copy of the objection from 17 Cedar Avenue. The reason the PC is using this document as a basis for its objection is because it considers the arguments used by 17 Cedar Avenue to be the same as those of the PC planning committee. The proposed variation is not a minor modification to an existing agreed plan but a significant alteration which it is believed should be a new application.

	<p>(Erection of a detached dwelling and detached garage (with variation of condition 2 of Planning Permission P/FUL/2022/03531) to omit dormer and raise roof) to gain approval for the addition of a basement level</p>	<p>The PC strongly object to this variation application. Since 2018 there have been in the region of ten planning applications or variations submitted to the planning departments of both the then EDDC and Dorset Councils. Prior to this in 2017 a five-bedroom two storey property was submitted to and rejected by EDDC planners. One of the main reasons given for refusal at the time was that by virtue of its two-story form, design and scale it would have an adverse impact on the character and appearance of this residential area.</p> <p>With this latest variation it would appear that a substantial two-story property is again being presented for approval with the now addition of a third level basement. The decision-making processes from the planning departments does not appear to be consistent, in that applications have been rejected whilst submitted to EDDC but now granted under Dorset Council even through in some applications a similar design and the same case officer is involved. Another inconsistency that should be raised is that according to the application on your website, objections must be received by the 13th May 2024, but the planning notification letter placed by the applicant is dated 26th April 2024 and clearly identifies that objections to this application have 21 days to reply.</p> <p>A flood risk report from RIDA has been submitted, which is mainly a table top exercise using available documentation from various sources which have not been dated and could years old and not relevant. The PC is not aware of any site visits to establish current conditions. This report mainly looks at securing and sealing the property from potential water ingress but several factors including the surface water flood risk are also identified. This clearly identifies a risk</p>
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		<p>of localised ponding remaining likely. This has occurred this year in residents' properties and surrounding gardens due to the adverse weather conditions that have experienced in the last twelve months.</p> <p>It is quite reasonable to expect residents to experience these conditions again in future years. These conditions will be made far worse with the large footprint and inclusion of a basement on this site. Rainwater from the roof may be directed into the sewer system and away from the property. But rain/surface water on the ground will be severely restricted and will need to go down four to five meters prior to dispersal under the property. The more likely course of this surface water will be to flow into surrounding properties, which in the PCs opinion will only add to the problem of localised ponding. The PC strongly objects to this application and hopes that the planning department can do something to stop this constant drip feeding of amendments of planning applications.</p>
P/HOU/2024/01215	45 Ashley Drive South Ashley Heath BH24 2JP	No objection
P/CLE/2024/02382	63 Carberry Wayside Road St Leonards And St Ives BH24 2SJ	No comment
P/VOC/2024/01743	151 Sandy Lane St Leonards And St Ives BH24 2LH  Minor material amendment to vary Condition 2 of Approved P/A 3/21/1675/FUL (Erect 2 new bungalows with associated access and parking. Formation of new	The PC objects to this application, it objected to the original application on 10 Nov 21 and has not changed its opinion. It considers it to be a contrived plot resulting in over development of such a small area. The size of the plot is far too small to support the construction of two new properties. It therefore considers the application to turn the properties into 3-bedroom dwellings completely excessive and the VOC should be refused. It is considered the proposal would be detrimental to the character

	access to existing dwelling) amend plots 1 and 2 to form 2no 3 bedroom bungalows with exterior changes	of the area. It also considers it a breach of NPPF and HE2 and HE3 regarding the bulk, scale and mass of the proposed two properties. The access is considered far too narrow and presents a risk to emergency vehicles should they need access. Parking is also considered inadequate for both properties. There appears to be no provision for visitor parking which may result in visitors parking on the road, where they may cause disruption/obstruction. In addition, the PC is concerned about the potential this development has to increase surface water flooding in this area. Recent building works further down Sandy Lane resulted in a significant increase in surface water run off which flooded a neighbour's garage and garden. If permission is granted, then the PC requests a condition is included that ensures control measures are taken to reduce surface water flooding.
P/FUL/2024/02115	Twin Pines Grange Road St Leonards And St Ives BH24 2QE  Retain area of hardstanding; portacabins, containers and associated structures	The PC objects to the construction of any hard standing or structure above that which has received permission in 2016. The reason for this objection is the intensification, noise and pollution which may occur and could have a negative impact on residents and their quality of life. If permission is given, then the PC requests conditions are imposed which control the frequency of use for the site. 8am to 7pm weekdays, 8am to 1pm Saturdays and no work on Sundays. The PC requests that these conditions are imposed and monitored with effective controls put in place to manage them. Further controls should be imposed that limit the speed of vehicles on the road, control of dust and repairs to the road.
HCC/2024/0204 HCC/2024/0205	Hamer Warren Quarry, Harbridge	No comment

NF091	Drove, Nr Ringwood BH24 3PX	
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**321. Exchange of Information:**

Meeting ended at 8.25pm

**Chair**