

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 18th July at 7.15pm
Held in the Parish Office, Braeside Road, St Leonards**

Members present: – Cllr JB Parker - Chair, Cllr A Davies, Cllr B Waugh (arrived 20:03hrs),
Cllr N Hindmarch, Cllr S Marshall, Cllr JW Parker,
Cllr C Johnson, Cllr N Reeder

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. Four residents attended the meeting and addressed members. Two residents spoke in objection to the 69 Ashley Drive South application. One resident informed members that the proposed new driveway to the 4 Burton Close application would exit onto private land not owned by the applicant. One resident briefed members about an imminent application for Pembroke, Horton Road.

47. Election of Vice-Chair of the Planning Committee for 2024/2025 Municipal Year. Cllr N Reeder was proposed by Cllr A Davies, seconded by Cllr N Hindmarch. Agreed.
RESOLVED: Cllr N Reeder was duly elected Vice Chair of the Planning Committee.

48. Declarations of Pecuniary Interest: None

49. Apologies for absence: Cllr T Monkcom. Proposed by Cllr S Marshall, Seconded by Cllr B Waugh. Agreed.
RESOLVED: That the apologies from the Councillor listed were accepted.

50. Minutes: The minutes of the planning meeting held on 27th June 2024 were agreed as a true and accurate record. Proposed by Cllr S Marshall, seconded by Cllr A Davies. Agreed.
RESOLVED: The minutes of the planning meeting held on 27th June 2024 were duly adopted.

51. Matters arising from the minutes: None.

52. Correspondence: None.

53. Planning decisions: List sent week of 15th July 2024.

54. Planning Applications:

App	Address	Proposal
P/FUL/2024/03511	<p>4 Burton Close St Leonards And St Ives BH24 2JE</p> <p>Conversion of existing detached double garage into annexe. Erection of shed / summerhouse forward of the principal elevation. Formation of new vehicular access / drive</p>	<p>The PC has no objection to this application but requests a condition that if granted the converted building remains ancillary to the main dwelling and remains non commercial. The PC must inform the planning department that it has been made aware by a local resident that the proposed new driveway would exit on to private land and that no agreement has been given by the owner of that land to the applicant for access rights.</p>
P/FUL/2024/03219	<p>8 Warren Close Ashley Heath BH24 2AJ</p> <p>Demolition of existing dwelling and the erection of 3no. linked detached houses with shared vehicular access (revised scheme)</p>	<p>The PC objects to this application. The overriding street scene in Warren Close is that of large detached dwellings that enjoy a special character setting. The proposal would fundamentally change the street scene in a way that would be completely unacceptable. The 3 proposed properties are incongruous to this area. It is on the boundary of the green belt. The amended proposal does not mitigate the previous proposal to replace a single dwelling with 3 dwellings and should be refused. In addition, the limited parking available on the proposed dwellings would result in residents and their visitors needing to park on the road, where there is insufficient space and would create a hazard to other road users. Parking on the road is not necessary at the moment because properties have large enough driveways.</p>
P/HOU/2024/03729	<p>15 Castlemews St Leonards And St Ives BH24 2BG</p>	<p>No objection</p>
P/VOC/2024/03385	<p>54 Boundary Lane St Leonards And St Ives BH24 2SE</p>	<p>No objection</p>

P/HOU/2024/03564	69 Ashley Drive South Ashley Heath BH24 2JU Erect single side extension.	No objection The PC requests that if this application is granted then the tree officer must be satisfied that a tree protection report has been produced that stipulates how all tree roots will be protected both during the construction works and permanently from damage by the foundations.
P/STA/2024/03601	Land at St Leonards & St Ives SSSI Screening Opinion Request for an 11kV network improvement scheme on our Mill Lane (MILA) E1L5 11kV Circuit.	No objection

Planning Matters for information only:

App	Address	Proposal
P/NMA/2024/03700	1 Monkworthy Drive Ashley Heath BH24 2JJ	Non material amendment to Approved P/A P/HOU/2024/00485 (Demolish existing conservatory, erect new single storey extension and new porch canopy. Raise eaves height & form new roof with first floor accommodation) to reduce the size of the rear extension, removing the corner, install a Velux window to the first floor rear elevation and alter the window design to the North elevation to be obscure glazing with no opening parts.
P/HOU/2023/07231 APP/D1265/D/24/3344134	4 The Close Ashley Heath BH24 2BJ	Appeal Single storey extension to house to provide a Swimming Pool and amenities.
P/CLP/2024/03414	8 Grange Road St Leonards And St Ives BH24 2QE	Expansion of habitable bedroom roof area with cropped roof form and front/rear rooflights
P/NMA/2024/03533	89 Woolsbridge Road Ashley	Non material amendment to Approved at Appeal P/A

	Heath BH24 2LY	p/FUL/2022/03392 (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) to change the description of works to Demolish the existing dwelling and erect two detached properties in its place, with a new pair of semi detached properties to the rear of the site
P/NMA/2024/03502	151 Sandy Lane St Leonards And St Ives BH24 2LH	Non material amendment to Approved P/A 3/21/1675/FUL (Erect 2 new bungalows with associated access and parking. Formation of new access to existing dwelling) to amend the description of works to Erect 2 new dwellings with associated access and parking. Formation of new access to existing dwelling

55. Exchange of Information:

55.1. Next meeting 8th August 2024 provided sufficient business.

55.2. Members requested guidance on the term 'Grey Belt', as it was recently used by the new government in relation to house building.

Meeting ended at 8.15pm

Chair