

**St Leonards & St Ives Parish Council
Planning Committee Meeting
Minutes of the meeting held on Thursday 8th August at 7.15pm
Held in the Parish Office, Braeside Road, St Leonards**

Members present: – Cllr N Reeder – Vice-Chair, Cllr A Davies, Cllr B Waugh, Cllr N Hindmarch, Cllr S Marshall, Cllr JW Parker, Cllr C Johnson, Cllr N Reeder

In attendance: Mr Jonathan Ross, Parish Clerk.

Public Speaking. None

66. Declarations of Pecuniary Interest: None

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

68. Minutes: The minutes of the planning meeting held on 18th July 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 18th July 2024 were duly adopted.

69. Matters arising from the minutes: The Clerk briefed members on the response from the planning department on what the term ‘Grey Belt’ meant. The term is not currently an accepted planning term and has no definitive meaning. Further guidance may be given in future.

70. Correspondence: A letter was received from Waggy Tales Rescue concerning application P/FUL/2023/05479.

71. Planning decisions: No list sent.

72. Planning Applications:

App	Address	Proposal
P/CLE/2024/03982	13 Lone Pines Close Matchams Lane Christchurch BH23 6LP	No comment
P/FUL/2024/03636	17 Avon Castle Drive Ashley Heath BH24 2BA	No objection
P/VOC/2024/03959	25 Braeside Road St Leonards And St Ives BH24 2PQ	No objection
P/HOU/2024/04060	26 St Ives Wood Road Ashley Heath BH24 2EA	No objection

P/VOC/2024/04064	<p>89 Woolsbridge Road Ashley Heath BH24 2LY</p> <p>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 - APP/D1265/W/22/3312160 (application conditions) (P/FUL/2022/03392, original application) Variation of Condition - Approved drawings to be substituted with the attached amended drawings to revise the design, including minor amendments to the floor plans of each unit, including ground floor window adjustments; and an amendment to the roof of plots 3 and 4 to enable the inclusion of a first floor bedroom and bathroom within these units</p>	<p>89 Woolsbridge Road - Planning Application (P/VOC/2024/04064)</p> <p>Parish council objects to this VOC.</p> <p>The PC objected to the original application for this site (P/FUL/2022/03392), which was initially refused but granted on appeal. It has not changed its opinion and wishes to register the same objection to this VOC. It should point out the applicant considers the changes in this VOC as ‘minor amendments’, which they are not, they are considerably major amendments and should be refused. The PC accepts that planning for the properties has now been given but further increases in floor area should not be permitted. A reminder of the original objection is below.</p> <p>89 Woolsbridge Road - Planning Application (P/FUL/2022/03392) Put quite simply – a blatant example of ‘planning creep’ with one obvious motive. Initially, one additional dwelling was proposed to the rear of the retained existing bungalow. This was revised to two new semi detached dwellings to the rear and this, against strong opposition, was approved. Now four dwellings in total are proposed, with the demolition of the existing building.</p>
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		<p>In the currently approved scheme, vehicle movements into the four parking bays for the two semi-detached dwellings appear to be just achievable. This cannot be said for the two parking bays for the retained house, where the approach appears too narrow. This scheme has been formally approved.</p> <p>The new proposal indicates parking bays that are totally inaccessible, given normal vehicle turning circles and maneuverability. The proposed access drive is far too narrow resulting in one continuous pinch point with the inability to open a car door unless alongside one of the two parking areas. In the currently approved scheme this narrowing occurs for a relatively short distance alongside the retained building.</p> <p>The proposal provides no visitor parking, which will result in regular, if not constant parking on the Woolsbridge Road and its cycle way.</p> <p>The perceived severe overcrowding of the site and the ill-considered new dwelling layouts is evident even at the most basic level. An example of this being the positioning of the utility room doors and snug/study windows. All appear to be in unacceptable close proximity to 1.8 metre high fencing and foliage. In the case of plot 2, the utility door even opens directly on to the shared drive with no apparent access to the rear garden. There is no excuse for poor quality design, at any level.</p> <p>This application is undeniable overdevelopment of the site, contrary to Dorset's own Local Plan and the NPPF (HE2), an</p>
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		<p>extract of which, Clause 124 referring to Achieving Appropriate Densities, states: ‘Planning policies and decisions should support development that makes efficient use of land, taking into account: (d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens).</p> <p>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. A minimum density of 30 dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.</p> <p>In chapter 10 of the adopted East Dorset Local Plan:</p> <ul style="list-style-type: none"> - clause 10.11 includes: ‘While housing development on Windfall sites within the built up areas will continue, the low density and special quality of much of the existing housing areas will also require special protection and will limit the scope for new development’. clause 10.12 states: ‘The strategy for the Parish is therefore primarily one of Conservation’. - clause 10.13 states: ‘Developments on Windfall sites will be permitted subject to policies set out in Chapter 6 of this document, which will limit the possible extent of the changes to these attractive, well
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		<p>wooded, low density settlements’.</p> <p>By reference to the applicant’s current Location and Block Plans, the prevailing character and low housing density of the adjoining neighbourhood is clearly illustrated. The proposal represents a most inappropriate high density ‘urban’ intrusion into the area and the above policies should be acknowledged and actively utilised to prevent the approval of such proposals. Failure to do so is resulting in the inexorable destruction of the special distinctive qualities of the existing residential areas of the Parish of St Leonards & St Ives.</p>
P/VOC/2024/01743	151 Sandy Lane St Leonards and St Ives BH24 2LH	No objection
P/HOU/2024/03866	15 Avon Avenue, St Leonards, BH24 2BQ	No objection

73. Exchange of Information:

73.1. Next meeting 29th August 2024 provided sufficient business.

Meeting ended at 8.15pm

Chair