

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th August 2012 at 7.30 pm. in the Town Hall

Present:

Cllr Connolly – Acting Chairman
Cllrs Anstey, Hale, Lewendon, Perkins, (G) Wilson & (A) Wilson

In attendance:

Ms K Mason, Town Clerk
Cllr A Sevier
2 Members of the public

1. Apologies

There were apologies from Cllrs Adams, Fulford, Paton, Price, & Shering and Mr G Kimmings of the Fordingbridge Society.

2. Declarations of Interest

There were no declarations of interest.

3. To confirm the minutes of the meeting held on the 11th July 2012

There was an omission in the minutes of a planning application which had been discussed. It was AGREED to determine the veracity of the minutes at the next Planning Committee meeting on the 22nd August 2012.

4. To report any matters arising

There were no matters arising.

5. To receive any matters raised by Members of the Public

Mr & Mrs Asmus addressed the meeting and voiced their concerns about planning application 12/9896, New Farm, Midgham Road, for the conversion of agricultural buildings into two holiday lets and ancillary games room. The Clerk advised that this was due to be discussed by the Town Council at their next Planning Committee meeting on 22nd August. The Chairman thanked them for their comments and advised they attend the next meeting when the application was being discussed.

6. To Report any Results on Planning Applications

12/98830	16 Salisbury Street	Barclays Bank plc
Display 1 internally illuminated fascia sign; 1 internally illuminated projecting sign (application for advertisement consent)		
REFUSED		

11/98029	Oaklands, Marl Lane	Mr Chambers
Use of outbuilding as gym & sauna; swimming pool; enclosure with retractable roof.		
REFUSED		

7. To consider New Planning Applications

12/98862	Fryern Park, Upper Burgate, Fordingbridge	Mr M Nutting
3 feed silos		

Cllr Lewendon reported.

The site lies off Fryern Court Road to the north of Fordingbridge and contains a large

agricultural field of approx. 65 acres used for operating an outdoor pig unit for 100-200 sows. Planning permission has already been obtained for a mobile home for a temporary period of 3 years in association with a new pig farming business that has set up at Fryern Park. Some of the buildings to accommodate the animals have been set up together with fencing and pigs are now on the land.

This planning application seeks planning consent for 3 feed silos. It is retrospective in part as 2 of the feed silos have already been sited on the land. The silo bins are sited behind the existing bank of trees set slightly back from Whitsbury Road, opposite two residential properties that face these trees with the silos beyond. The bins are well screened although it is by deciduous trees and hedging so will be more visible in wintertime.

The feed silo bins measure 11 metres high and are constructed from metal with a grey finish. The bins are required for the storage of feed for the pigs on the land and to support the agricultural operation on the site. The applicant has stated that it would use approximately 30 tonnes of feed per month, the bins being filled out once every two weeks taking half an hour to fill. The farm tractor would collect feed for the pigs on the land once every two- to three days. The applicant has stated that tree planting will take place on part of the land to screen the bins in one direction.

Saved Policy CO-B1 of the local plan permits agricultural buildings in the countryside provided that it will be necessary for the efficient use of the land. The feed silo bins are required for the farming operation.

It was proposed by Cllr Lewendon and seconded by Cllr Perkins that the application be supported under Option 3 as the silo bins are necessary for the operation of the agricultural business. It would help with the screening if the bins were painted a sympathetic colour to help blend in with the surroundings. All in favour, Carried.

12/98059 Land off Fryern Court Rd
New Access (amendment to plans)

Mr M Nutting

Cllr (G) Wilson reported.

The site lies off Fryern Court Road to the north of Fordingbridge and contains a large agricultural field of approx. 65 acres used for operating an outdoor pig unit for 100-200 sows. Planning permission has already been obtained for a mobile home for a temporary period of 3 years in association with a new pig farming business that has set up at Fryern Park.

Some of the buildings to accommodate the animals have been set up together with fencing and pigs are now on the land. As part of that permission, consent was granted to utilise the existing access to serve the agricultural operation. However, following the grant of consent and some works already taken place to implement that permission, a new access has been created along Whitsbury Road, which is north of the existing access. This has been carried out without planning permission and this application seeks retrospective consent for the retention of the access. The works taken place include the removal of existing hedgerow, and new timber post and security fence.

This application relates to a new access that has been created along Whitsbury Road to serve the farming operation, which has recently been established. It will allow lorries to enter and turn in the site rather than stay on the road. Comments from Highways have been sought but have not been received by this Council.

Members had sight of a letter of objection from Mr Dispain who lives in 'Five Oaks' opposite the entrance to the site.

Members considered that the proposal allowed for greater highway safety.

It was proposed by Cllr (G) Wilson and seconded by Cllr Lewendon that the application be supported under Option 3 as it provides a safer and easier access to the site. All in favour, Carried.

12/98950 22 Allenwater Drive
First Floor side extension

Mr R Priestley

Cllr Anstey reported.

The application site is a semi-detached dwelling that sited within the built up area of Fordingbridge with dwellings of a similar design. This application seeks consent for a first floor side extension.

The proposed extension will be sited above the existing attached garage and will provide an additional bedroom. The addition has been designed to be subservient to the ridge line and it would respect the existing set back from the front elevation.

With regards to neighbour amenity, due to the siting of the extension the property which would be most impacted upon is the adjoining dwelling number 24. This property does not have any windows within the side elevation and as it would not extend beyond the existing rear building there will not be undue loss of light or outlook. No first floor windows within the side or rear elevation of the proposed bedroom are proposed so there will not be undue loss of privacy.

It was proposed by Cllr Anstey and seconded by Cllr (A) Wilson that the application be supported under Option 3 as there is no adverse effect on the character and amenity of the neighbouring properties or area. All in favour, Carried.

12/98983 Parsonage House, Green Lane, SP6 1JT
Single-storey rear extension

Mr & Mrs M Bartlett

and

12/98996 Parsonage House, Green Lane, SP6 1JT
Single-storey rear extension (Application for Listed Building Consent)

Mr & Mrs M Bartlett

In Cllr Fulford's absence the Clerk reported.

Parsonage House is a grade 2 listed building that is situated within the designated built up area and the Fordingbridge Conservation Area. The property is a late 18th Century / early 19th Century farmhouse, which has had 19th Century additions to the rear and side, as well as a 20th Century garage. This application seeks consent for a single-storey rear extension.

The proposed extension would be sited on the central rear wing of the building and is a conservatory. Members noted that pre-application advice has been sought prior to the submission of this application whereby the Conservation Officer agreed informally that the proposal would not be harmful to the listed building or the visual amenities of the area.

The Clerk read out Cllr Fulford's comments on the applications:

These applications to extend the house with a garden room/conservatory would lead to a better link with the living areas of the house. For the size of the house the kitchen is lacking

in natural light and it is proposed to open two apertures on each side of the Aga giving access to the proposed garden room.

Parsonage House is an attractive Grade 2 listed building, currently a family home, and the proposed changes are to improve it's use as such. It was built mid to late 18C but has several later additions which may be regarded as not in keeping with the original character of the house. The fabric of the main house is not seriously affected by the proposals and any work in the historic part of the house is to upgrade and maintain the original building, e.g. ceiling.

The proposed addition projects into the very substantial garden and it is proposed that the materials to be used are sympathetic to the character of the historic house and given the size and orientation of the garden room, it has no impact on neighbouring properties. Consultations have taken place with the Conservation Officer and suggested changes have been incorporated into this application.

It was proposed by Cllr Connolly and seconded by Cllr Anstey that the application be supported under Option 3 as the historic character of the building is to be retained and improved and there is no adverse impact on other properties. All in favour, Carried.

12/98990 Parsonage House, Green Lane, SP6 1JT
Replacement garage with room over

Mr & Mrs M Bartlett

and

12/98999 Parsonage House, Green Lane, SP6 1JT
Replacement garage with room over (Application for Listed Building Consent)

Mr & Mrs M Bartlett

In Cllr Fulford's absence the Clerk reported.

Parsonage House is a grade 2 listed building that is situated within the designated built up area and the Fordingbridge Conservation Area. The property is a late 18th Century / early 19th Century farmhouse, which has had 19th Century additions to the rear and side, as well as a 20th Century garage.

The Clerk read out Cllr Fulford's comments on the applications:

This application is for permission to replace the existing garage, currently attached to the house, with a building more in the style and character of the main house, detached from the house with a playroom over, accessed from the garage. The separation was advised by the conservation officer and is shown on the plans.

The current garage does seem at odds with the historic nature of the listed building and the proposed replacement compliments the main house. The pitched roof echoes the existing gable providing a more integrated aspect, while the separation avoids changes to the fabric of the historic building. As with the proposed garden room there is no adverse impact on neighbouring properties.

It was proposed by Cllr Connolly and seconded by Cllr Lewendon that the application be supported under Option 3 as the proposed replacement garage is more in keeping with the style of the original building and yet is separate from it thus maintaining the integrity of the historic house. All in favour, Carried.

12/99006 Outside CO-OP Retail Services, 38-50 High Street**BT plc**

Installation of Openreach Broadband Cabinet (Prior notification to carry out Telecommunications Development)

Cllr Hale reported. This is the third application to place a Broadband cabinet, the first being refused as it was proposed to be sited outside a listed building and the second withdrawn because the measurements of the cabinet were in error.

This proposal is to place the cabinet outside the Co-Op next to the entrance on the High Street which is in the Conservation area. The building is not of historic importance. It is to be located in an area where the pavement is at it's widest which will aid pedestrian safety.

However, the proposed position is in front of a narrow column of bricks which makes up part of the frontage of the Co-Op building which makes the cabinet look to be standing proud, unwieldy and conspicuous. It would be better positioned at the end of the Co-Op building.

It was proposed by Cllr Hale and seconded by Cllr Lewendon that the application be refused under Option 2 as it is in a poor position and looks conspicuous within the Conservation area. All in favour, Carried.

Tree Works**12/0287 43 GREEN LANE, FORDINGBRIDGE, SP6 1HU**

T1 - Monterey Cypress - FELL

T2 - Sycamore - FELL

Noted by members.

8. To consider any Licensing Act 2003 applications**Temporary event notice – St Mary's Church, Church St, Fordingbridge**

Friday 31st August 2012 1800 – 2130 hrs – Sale of alcohol and entertainment

Members noted the above application.

Cllr Sevier left the Meeting

9. Street Lighting proposals from HCC

It was AGREED to discuss this at the meeting on 12th September.

10. To consider a further response to NFDC Affordable Housing Contribution

It was AGREED to write to ask for details of the two reviews which took place following the publication in June 2012 of the Advisory Note on the Implementation of Core Strategy Policy CS15.

11. To consider submission of comments on the Publication of the Bournemouth, Dorset and Poole Pre-submission Draft Minerals Core Strategy

Members noted the Strategy.

12. To note any items of correspondence

Temporary Road Closure – A temporary road closure will take place from 28th August 2012 for 6 weeks on Green Lane , Fordingbridge.

13. To receive a report from the Clerk or any other relevant planning business

Nothing to report.

14. To note the date of the next meeting as Wednesday 22nd August 2012

The meeting ended at 9.05 pm.