

## FORDINGBRIDGE TOWN COUNCIL

### **Minutes of a meeting of the Planning Committee held on Wednesday, 11<sup>th</sup> April 2012 at 7.30 pm. in the Town Hall Council Chamber**

Present:

Cllr Fulford - Chairman

Cllrs Adams, Connolly, Hale, Lewendon, Shering, Paton, Perkins & (A) Wilson

In attendance:

Mr G Kimmings, Fordingbridge Society

Ms K Mason, Town Clerk

1 Member of the Public – Mr I Lemon.

#### **1. Apologies**

There were apologies from Cllr Anstey, Cllr Price & Cllr (G) Wilson

#### **2. Declarations of Interest**

Declarations of interest were received from:

Cllr Adams – Appl 98442

Cllr Connolly – Appl 98415

Cllr Shering - Appls 98442 & 98415

Cllr (A) Wilson- Appl 98442

#### **3. To confirm the minutes of the meeting held on the 14<sup>th</sup> March 2012**

It was proposed by Cllr Perkins and seconded by Cllr Lewendon that the minutes of the meeting held on the 14<sup>th</sup> March 2012 be signed as a true record. All in favour. Carried.

#### **4. To report any matters arising**

There were no matters arising.

#### **5. To report any results on Planning Applications**

**98256**

**6 Oaklands Close**

**Mr D Mouland**

Single storey front extension; roof alterations over integral garage  
GRANTED with conditions

**12/98183**

**1 Downwood Close**

**Mr Donaldson**

Re-roof gazebo; flue for woodburning stove  
GRANTED with conditions

**98181**

**15 Alexandra Road**

**Mr Woollett**

Roof lights and juliette balcony in association with new first floor  
GRANTED with conditions

**12/98212**

**Fordingbridge Hospital**

**Hampshire Partnership  
NHS Foundation Trust**

Single-storey side and rear extensions; 2m high fence around compound; car parking alterations  
GRANTED with conditions

**11/98074**

**New Farm, Midgham Rd, Fordingbridge**

**Mr R Huzzey**

Continued use of mobile home as dwelling in breach of Condition 1 & 2 of Planning Permission 61447 (Lawful Use Certificate for retaining an existing use)  
Was LAWFUL.

## 6. To consider New Planning Applications

*Cllr Paton entered the meeting.*

**12/98327**                      **Highlands, Fryern Court Road**                      **Mr C Passam**  
Stable and hay store

Cllr Hale reported. The proposal is to build a timber stable in the garden of Highlands which adjoins a paddock belonging to the property.

The boundary is a thick hedge between the property and that of the immediate neighbour. The proposed stable will be 3m from the boundary and the height of the stable is under 4m. The stable will be well screened from the neighbours. There are no neighbour objections.

The Fordingbridge Society had no objections.

It was proposed by Cllr Hale and seconded by Cllr Perkins that the application be supported under Option 3 as it is a small timber building, well screened and will have no impact on the area of neighbouring properties. All in favour, Carried.

**12/98442**                      **Land adjacent to 1, Ashford Road**                      **Crownshade**  
1 pair of semi-detached houses; access; parking

*Cllrs Adams, Shering & (A) Wilson, having declared an interest left the room.*

Cllr Fulford reported.

The application has been granted permission on appeal in December 2011. There have been no changes proposed. In 2009, prior to the decision made on the application, an agreement had been reached to contribute the following under a 106 agreement:  
£4673 – Open Space provision  
£7490 – Transport  
£49,600 – Affordable Housing provision.

This is now in contention as the developer, Crownshade, has concluded that due to the current economic situation it is no longer viable to build the properties if these contributions are to be levied. They conclude that the affordable housing portion should be reduced to £9700 to make it viable and have put forward an economic appraisal and assessment backing up their claim.

The Government has issued advice on the issue of how economic viability issues are affecting the deliverability of developments and the Minister of State for Decentralisation issued a statement on 23 March 2011 outlining the role of the planning system in securing economic growth and confirmed that local authorities should reconsider agreements that currently render schemes unviable and where possible modify the obligations to allow development to proceed, provided this continues to ensure that development remains acceptable in planning terms.

The Core Strategy policy CS15 states that where it can be demonstrated that provision of the target level of social rented and/or intermediate affordable housing is not economically viable the Council will firstly seek to maximise the potential for affordable housing contributions from that development by allowing a higher proportion of intermediate housing to be provided to meet the overall housing target and secondly

seek to negotiate a percentage of affordable housing as close as possible to the target level set in this policy, having regard to a site specific economic viability assessment.

The Fordingbridge Society had no objections.

It was proposed by Cllr Fulford and seconded by Cllr Lewendon that the application be supported under Option 3, by reiterating previous comments that the proposal fits in with the street scene and provides adequate amenity land and parking for both properties. The Council also supports the Government advice that negotiations should take place with the developer regarding a viable amount of affordable housing contribution to be levied on this application, with due regard to the current economic situation and to secure future provision for affordable housing. All in favour, Carried.

*Cllrs Adams, Shering & (A) Wilson returned to the meeting.*

**12/98457**                      **37 Elmwood Avenue**                      **Mr P Clarke**  
Single-storey rear extension

Cllr Perkins reported.

The property is a bungalow on an housing estate in the residential area of Fordingbridge. The proposal is to enlarge the bungalow to provide extra family space. There are no neighbour objections and the property is not overlooked. Many of the properties in the road have had additions and alterations made to them and the proposal will fit in with the street scene. Bedroom 2 has a galleried portion in the roof which is very similar to a loft extension with 2 rooflights.

The Fordingbridge Society had no objections.

It was proposed by Cllr Perkins and seconded by Cllr (A) Wilson that the application be supported under Option 3 as it has no impact on the neighbourhood and is a modernisation of the current bungalow. All in favour, Carried.

**12/98307**                      **Crown Inn, 62 High Street**                      **Enterprise Inns PLC**  
Internal fire precaution work (Application for Listed Building Consent)

Cllr Paton reported.

The work is required following an enforcement notice and advice has been sought from NFDC regarding the application. There is no real alteration to the fabric of the building and the work is solely for fire precaution purposes.

The Fordingbridge Society had no objections.

It was proposed by Cllr Paton and seconded by Cllr Connolly that the application be supported under Option 1 as necessary work to comply to fire regulations. All in favour, Carried.

**12/98458**                      **8 Ashford Close**                      **Mr C West**  
Single-storey rear extension; roof lights

Cllr Lewendon reported.

The application site is a semi-detached dwelling that in the built up area of Fordingbridge and is for a single-storey side extension and rooflights.

The single-storey rear extension will be sited adjacent to the existing conservatory. The design is in keeping with the style of the property. The neighbouring property number 10 is not affected there is a flat roof garage abutting the boundary with the site and the proposed extension would not extend out beyond the rear elevation of number 10.

The rooflights are located within the roof slope of the extension and will have high level views skywards only.

The Fordingbridge Society had no objections.

It was proposed by Cllr Lewendon and seconded by Cllr Paton that the application be supported under Option 3 as it is on the rear of the property, is in keeping and has no impact on the character and appearance of the area. All in favour, Carried.

**12/98466**                      **19 Park Road**  
Detached garage/store

**Mr B Wrighton**

Cllr (A) Wilson reported.

The property is a detached dwelling in the built-up area of Fordingbridge and the proposal is for a detached garage/store.

It is proposed to demolish the existing garage replace this with a narrower building that would extend further into the rear garden area. It will be constructed of red brick and slates to match those of the host property.

The proposed garage will be sited adjacent to the rear boundary fence of No.14 Whitsbury Road with an eaves height of approximately 2.4m and a ridge height of 3.5m. Due to the closeness of the boundary with No.14 there may be a problem with overhanging guttering.

The Fordingbridge Society had no objections.

It was proposed by Cllr (A) Wilson and seconded by Cllr Adams that the application be supported under Option 3 as it is an improvement on the current garage in situ, does not have an impact on the character and amenity of the neighbourhood and is not visually imposing although there may be an impact to No. 14 with the guttering overhanging the boundary. All in favour, Carried.

**12/98415**                      **Lansdowne House, Midgham Road**                      **Mr R Wilson**  
Use of land & buildings for agriculture & equestrian, including the use of manege, stables & buildings for DIY livery

*Cllr Shering, having declared an interest left the room.*

Cllr Fulford reported.

This application seeks to regularise a significant DIY livery and equestrian use. The Planning Officer has requested information on unauthorised operational developments that have recently taken place on the farm to enable the impact of new buildings and structures to be assessed.

There is no impact on neighbouring properties and it does not impact on the amenity and character of the landscape.

The Fordingbridge Society had no objections.

It was proposed by Cllr Fulford and seconded by Cllr Hale that the application be supported under Option 3 as an this is the improvement of an existing rural business sustaining farming activity and helping maintain the local rural economy. All in favour, Carried.

*Cllr Shering returned the meeting.*

### **Tree Works**

#### **12/0130      12 Park Road**

YEW - Crown lift to 3.2 metres above ground level.  
- Reduce western branch to existing canopy line.  
- Tip prune north side of tree to balance.

Noted by members

#### **12/0139      Land to front of Lych Gate Cottage, 67 Church Street**

Box Elder - Crown lift to 3m by removing tertiary branches only

Noted by members

#### **12/0140      14 Burgate Fields**

T1 - Monterey pine - Reduce lateral branches on west stem by 2.5m  
T1, T2, T3 - Monterey pine - Remove deadwood

Noted by members.

### **7. To consider any Licensing Act 2003 applications - Party in the Park event (Fordingbridge Recreation Ground) on 2<sup>nd</sup> June 2012**

The application was noted by members.

### **8. To receive any matters raised by Members of the Public**

Mr I Lemon of the Old Manor House, Church Street reported that his planning application for an eco house at 24 Church Street had been refused by the NFDC Planning Committee. He expressed concerns about the allocation of affordable housing contributions as set out in 106 agreements attached to planning applications as it was not clear how these were calculated by NFDC. The information available online and from the Planning Department appeared to be contradictory and unclear.

It was agreed to discuss this at the next Planning Committee meeting on 9<sup>th</sup> May.

### **9. To note any items of correspondence**

Nothing to report.

### **10. To receive a report from the Clerk or any other relevant planning business**

Nothing to report.

### **11. To note the date of the next meeting as 9<sup>th</sup> May 2012.**

The meeting ended at 8.55 pm.