

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 11th July 2012 at
7.30 pm. in the Town Hall**

Present:

Cllr Fulford - Chairman
Cllrs, Hale, Lewendon, Anstey, Adams, (G) Wilson & (A) Wilson

In attendance:

Miss D Vine, Assistant Town Clerk
Cllr A Sevier
Mr G Kimmings, Fordingbridge Society
2 Members of the public

1. Apologies

There were apologies from Cllrs Price, Perkins, Shering & Connolly

2. Declarations of Interest

Cllr Anstey - Planning Application 12/98780
Cllr (G) Wilson – Planning Application 12/98889

3. To confirm the minutes of the meeting held on the 13th June 2012

It was proposed by Cllr (G) Wilson and seconded by Cllr Lewendon that the minutes of the meeting held on the 13th June 2012 be signed as a true record. All in favour. Carried.

4. To report any matters arising

There were no matters arising.

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

None received.

6. To Report any Results on Planning Applications

12/98430 Land adjacent Reeder Close & Flaxfields End, SP6 1RT Mr P Crocker
1 block of 2 flats; 1 pair of semi detached houses (Outline Application with details only of access)
WITHDRAWN

12/98533 New Forest Water Park, Ringwood Road, SP6 2EY Mr M Jury
Installation of 5 pylons for cable-tow skiing
GRANTED with conditions

12/98626 Highlands, Fryern Court Road, Burgate SP6 1ng Mr C Passam
Stable and hay store
GRANTED with conditions

12/98587 3 The Old Granary, Kings Yard, Salisbury Street, SP6 1AB Mr J Lucas
20 photovoltaic panels
GRANTED with conditions

Appeal Decisions

APP/B1740/A/11/2166697 Butlers Bar & Grill, 1 Shaftesbury Street, SP6 1JF Mr Butler

Retain use of garden as beer garden. Reduce decking area. Retain fish pond pergola. Retain re-designed smoking shelter.

APPEAL DISMISSED

Enforcement

NFPA - EN/01/0486 Avonside Farm, Southampton Road

u/a mobile home; u/a conservatory and ancillary building works to u/a mobile home (formerly 05/0560)

Injunction sought.

7. To consider New 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)

Cllr Lewendon reported. The application site is a commercial premises that is sited within Fordingbridge Town Centre and the Fordingbridge Conservation Area. The property to the north east of the sites is also a Listed Building. This application seeks advertisement consent to display 1 internally illuminated fascia sign and 1 internally illuminated projecting sign. The protruding sign is standard Barclays Bank design, however there are concerns over the proposed use of illumination and the harmful impact this would have upon the visual amenities of the conservation area there is no indication of how bright this will be. It was noted that the Conservation Officer had been consulted and comments were awaited.

It was proposed by Cllr Lewendon and seconded by Cllr Adams that the application be supported under Option 4 due to concerns over the proposed use of illumination and the fact that it is inappropriate in a conservation area and there is no indication of how bright this will be.

All in favour, Carried.

12/98711 Butt Lawn Farm, Frog Lane Mr Harianto

3 poly tunnels; retention of existing building for agricultural purposes.

Cllr Hale reported. The proposal is the erection of 3 polytunnel greenhouses and retention of existing restroom for farming related activities. The land extends to some 7.2 hectares which is an area of flat open farmland. The land is effectively a series of small fields providing pasture and is separated by low post and wire fencing, although there are established hedgerows on the east and west boundaries. The land which is accessed from Frog Lane (a right of way) is well screened. There are currently three buildings on the land, which is a pre fabricated barn, a brick building formerly a stable which has recently been converted to holiday let (this building has its own curtilage), and a detached timber building recently built to serve the agricultural related application in conjunction with this application. There is an established farmyard to the south and a residential dwelling to the north. Frog Lane is an unmade track serving several residential properties, a garden nursery a farm and also a sewage works. The surrounding land is open fields.

The three proposed polytunnels greenhouses would measure 6.7 metres, 20 metres with a 2.5 metres hoop spacing and would be sited at the southern end of the site to the rear of the existing pre fabricated barn.

The rest room built lies adjacent to Frog Lane and measures 3.8 metres in width and 5.7 metres in length under a pitched roof rising to 2.6 metres high. The retention of the rest room is proposed in relation to the farming related activities on the site in association with the proposed poly tunnels. The rest room will act as a rest room, office, storage space for

the farm manager who will deal with the day to day running for the farming activities. It is intended to use the polytunnels for the propagation of plants.

There had been one objection from the property known as Mallards on the basis that polytunnels were alien features in the countryside. Cllr Fulford commented that there was a lack of clarity in the planning process with regard to polytunnels but there were reasoned arguments for and against. Further discussion followed concerning suitability given that the area is in a river valley and concerns over drainage, lack of information on what, other than propagation the polytunnels might be used for in the future, whether there were any employment implications and that given the current inclement weather polytunnels may well be the only way forward to sustain agriculture.

No objection from the Fordingbridge Society.

It was proposed by Cllr Hale and seconded by Cllr (A) Wilson that the application be supported under Option 1 as it is on existing agricultural land, but should be subject to satisfactory water drainage arrangements.

All in favour, Carried.

Cllr Anstey left the meeting.

12/98780 Fluffets Farm, Fryern Court Road

Mr Wiggins

Temporary siting of a mobile home for agricultural workers dwelling

Cllr (G) Wilson reported. The site lies within the countryside outside the New Forest. It forms part of a larger site currently used for free range egg production. Permission does not allow any other agricultural practices. The temporary agricultural workers dwelling proposed is to provide supervision for 2 free range egg production Units. The scale of the development is a temporary dwelling of dimensions 12.20m x 6.096m. This site was chosen to be close to the hens and to provide a view of the Egg Production Units, as well as the range and the farm access for security purposes. It would not impact on nearby residential amenity. Members discussed the fact that egg production had occurred on and off over a 10 year period and it had never been necessary in that time to have someone living on site, although it was accepted that previous incumbents had lived near the site and could visit easily. Cllr Fulford confirmed that an application could be made for permanent siting after 3 years if the units could prove viable. It was noted by members that comments were awaited from an agricultural consultant advising whether or not it was a requirement for someone to live on site.

The Fordingbridge Society objected that on the basis of the information received it was overdevelopment

It was proposed by Cllr (G) Wilson and seconded by Cllr Hale that the proposal be supported under Option 2 on the basis that the site has been run successfully without anyone living on site and cannot therefore see a reason why this should change. Comments from the agricultural consultant in relation to this point had not been seen.

All in favour, Carried.

Cllr Anstey returned to the Meeting.

Cllr (G) Wilson left the Meeting.

12/98889 45 Elmwood Ave
Single storey rear extension; front porch

Mr Deacon

Cllr Anstey reported. The application for the single storey extension had previously been discussed, supported by Members and subsequently granted by NFDC. The front porch had been included on the original drawings, however there had been no wording, therefore the only consideration was for the front porch. Cllr Fulford queried whether this had been submitted as a minor addition to the plans but it appeared that this was a new submission. The porch is considered to be a minor addition to the property which would not adversely impact upon either the character and appearance of the street scene or the amenities of the adjacent property.

No objection from the Fordingbridge Society.

It was proposed by Cllr Anstey and seconded by Cllr Lewendon that this proposal be supported under Option 3 on the basis that it is a minor addition to plans with no adverse effect on street scene.

All in favour, Carried.

Cllr (G) Wilson returned to the Meeting.

12/98692 Woodcroft, 47 Station Road
Single storey side extension

Mr & Mrs Mollison

Cllr Fulford reported in Cllr Paton's absence. The proposal is to construct a single storey extension on the eastern elevation which will run the full depth of the dwelling but is well within the curtilage of the property. The extension is single storey to allow existing first floor windows to retain morning light and will have a flat roof which will have minimal impact on the street scene. There are paddocks to the east of the property and screening is provided by boundary hedges and trees. The proposal does not therefore impact on neighbours. It was noted that consultation had taken place with an arborist and NFDC with regard to four large trees which may impact on the proposal and appropriate work has been carried out, although a further report may be necessary in the future.

No objection from the Fordingbridge Society.

It was proposed by Cllr Fulford and seconded by Cllr (G) Wilson that the application be supported under Option 3. The proposal does not detract from the character of the dwelling or the street scene. Good screening is provided by hedges and trees so there is no impact on neighbours.

All in favour, Carried.

12/98651 Nationwide Building Society, 2 High Street
Replacement ATM & associated signage

Mr J Maguire

Cllr Fulford reported. The application site consists of a commercial premises, operating as the Nationwide, and is sited in the Town Centre of Fordingbridge and the Fordingbridge Conservation Area. The building is grade II listed. There is an existing ATM on the front wall of the building, and the proposal is to replace this. Cllr Fulford advised that she had been unable to gain access to full details of the proposals prior to this meeting and was unsure whether this was due to the sensitive nature of the proposal. Cllr Sevier was unaware of any restrictions to access but would investigate.

No objection from the Fordingbridge Society.

Based on the limited information available it was proposed by Cllr Fulford and seconded by Cllr Lewendon that the application be supported under Option 5. All in favour, Carried.

12/98671 Nationwide Building Society, 2 High Street Mr J Maguire
Replacement ATM and associated signage (Application for Listed Building Consent)

Cllr Fulford reported as above.

No objection from the Fordingbridge Society.

It was proposed by Cllr Fulford and seconded by Cllr Lewendon that the application be supported under Option 5. All in favour, Carried.

12/98886 Skateboard Park, Fordingbridge Recreation Ground Fordingbridge TC
1 x 8m high floodlight

Noted by Members.

Tree Works

12/0229 27 Pembridge Road, SP6 1QJ
Maple - Crown thin 30%; Cut back branches to clear building.

Noted by members.

12/0227 5 Pennys Lane, SP6 1HQ
Oak - Crown lift to 2.5m at ground level; Crown thin 15% and remove deadwood

Noted by Members.

12/0258 27 PEMBRIDGE ROAD, SP6 1QJ
T1 Maple – Fell

Noted by members.

8. To consider any Licencing Act 2003 applications

Co-operative, 38-50 High Street, SP6 1AX Mark Dobb

TEN/4002/LICTE/12/04440 – extension of hours for sale of alcohol 22/07/12 – 09.00 – 10.00 hrs.

TEN/4004/LICTE/12/04442 – PS – extension of hours for sale of alcohol 29/07/12 – 09.00 – 10.00 hrs.

TEN 4005/LICTE/12/04444 – PS – extension of hours for sale of alcohol 05/08/12 - 09.00 – 10.00 hrs.

TEN/4007/LICTE/12/04448 – PS – extension of hours for sale of alcohol 12/08/12 – 09.00 – 10.00 hrs.

TEN 4008/LICTE/12/04449 –PS – extension of hours for sale of alcohol 19/08/12 – 09.00 – 10.00 hrs.

TEN 4010/LICTE/12/04452 – PS – extension of hours for sale of alcohol 26/08/12 – 09.00 – 10.00 hrs.

TEN 4011/LICTE/12/04454 – PS – extension of hours for sale of alcohol 02/09/12 – 09.00 – 10.00 hrs.

TEN/4012/LICTE/12/04457 – PS – extension of hours for sale of alcohol 09/09/12 – 09.00 – 10.00 hrs.

St Mary’s Church Hall, Church Office, 62 Church Street, SP6 1BE **Wendy Hancock**

TEN 3895/LICTE/12/04363 – DS – Wedding Reception 21st July 2012 – 14.00 – 24.00 hrs
Sale of alcohol and regulated entertainment. 300 people.

Members noted the above applications.

Cllr Sevier left the Meeting

9. To discuss NFDC Consultation on draft Parking Standards Supplementary Planning Document

Members discussed the document with particular interest in the consideration being given to the calculation of how many parking spaces or cycle spaces would be made available, particularly for areas such as playing fields, hospitals. Cllr Adams felt there should be a more realistic approach of what is asked for in contributions when planning applications to convert space above shops to living accommodation in the town are received. At present many of these schemes are not viable due to cost. This, in turn would make the town a “living” town. Cllr Fulford commented that there needed to be a balance between car parking and being taken over by cars. Comments on the document are required by NFDC by the 5th August 2012 and it was AGREED that Members would submit any comments to the Clerk/Assistant Clerk prior to this date.

10. To note any items of Correspondence

Cllr Fulford read the reply which had been received from NFDC in response to the letter sent on behalf of members relating to Affordable Housing Contributions. Following a brief discussion it was agreed that a copy would be sent to Members and that the matter should be noted as an agenda item at the next Planning Meeting on the 8th August to determine whether a further response was required. Mr Kimmings asked if it would be possible to have a copy of our to NFDC letter as well as the response, which was AGREED. It was also AGREED to forward a copy of the response to Mr I Lemon, as he had challenged NFDC in relation to contributions in a recent planning application.

Members had been sent details of the Publication of the Bournemouth, Dorset and Poole Pre-submission Draft Minerals Core Strategy for consultation. Cllr Fulford asked that Members take time to have a look at the document online at <http://www.dorsetforyou.com.mcs> and to bring any comments to the Planning meeting on the 8th August 2012. The consultation period ends on the 28th September 2012.

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

Nothing to report.

12. To note the date of the next meeting as Wednesday 8th August 2012

The meeting ended at 09.30 pm