

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th February 2013 at 7.30 pm. in the Town Hall

Present:

Cllr Fulford - Chairman

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

In attendance:

Ms K Mason, Town Clerk

Mr G Kimmings, Fordingbridge Society.

Mr Currie – Appl 13/10018

Mr & Mrs M Jackson, Appl 12/99581

1. Apologies

There were apologies from Cllr Price

2. To receive any Declarations of Interest

Cllr Adams, Appl 13/10018 & 12/99581

Cllr Lewendon, Appl 12/99581

Cllr Anstey, Appl 12/99581

3. To confirm the minutes of the meeting held on the 16th January 2013 and report on any matters arising

It was proposed by Cllr Anstey and seconded by Cllr Hale that the minutes of the meeting held on 16th January 2013 be signed as a true record. All in favour, Carried.

There were no matters arising.

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

No matters were raised.

5. To report any results on Planning Applications

12/99495 5 Brympton Close

Single storey side extension; covered link to garage; garage extension & pitch roof
GRANTED with conditions.

12/98635 Studio North, Fryern Court Road

Replace first floor windows (application for listed building consent)
GRANTED with conditions

12/99321 31 Salisbury Street

Use as personal wellness studio (Use Class D1)
GRANTED with conditions

Planning Appeals

11/97749 The Old Manor House, 24 Church Street

Mr I Lemon

Alterations to building to create 2 dwellings; three-storey house; parking; landscaping; associated external works

An appeal has been brought by Mr I Lemon, Appellant.

Tree Works.

TPO/13/0045 67, Allenwater Drive

T1, Oak. Crown lift to 6m over garden and remove dead wood
Reason: encroaching into garden and shading out light.

Members had no objections.

CONS/13/0044 The George Inn, 14 Bridge Street

Ash – Reduce three major upward branches to points as illustrated.
Reason: tree diseased.

The Clerk reported that the Tree Officer had contacted her to advise that work had been carried out immediately following inspection because the tree was unsafe.

Members had no objections.

Results

TPO/12/0622 6 Falconwood Close

T4, Ash Fell
Reason: extensive fungus
GRANTED.

6. To consider new Planning Applications

**13/10018 The Fishing Lodge, Burgate Court
 Salisbury Road, Burgate**

Mr Currie

Use of lodge as 1 residential dwelling

Cllr Adams declared an interest and left the room.

Cllr Lewendon reported.

In 1989 Burgate Court received a change of use status from residential to a fishing lodge hotel. In 1999 permission was granted for it to be converted into 4 dwellings with garages and a communal reception room. The lodge area at the end of the building was not utilised. Its current permission is for use as a meeting room.

The proposal seeks to convert to a Fishing Lodge, a one bed residential dwelling, with parking and amenity space. The external appearance and internal layout will be unaltered and remain as originally built. This will create a small dwelling, few of which are available in Fordingbridge. Access is off the main road and there is space available for parking. While the property is close to the river Avon it is higher than the river and the flood risk will be assessed by the Environment Agency.

The Fordingbridge Society had no objection.

It was proposed by Cllr Lewendon and seconded by Cllr Perkins that the application be supported under Option 3 as All in favour, Carried.

12/99581 Glasshouse Studios, Fryern Court Road, SP6 1QX Mr J Micamati

Two buildings for light industrial use (Class B1) (Outline application with details of access, layout and scale).

Cllr Adams, having declared an interest remained out of the room.
Cllr Lewendon declared an interest and sat in the public gallery. After making a statement he then left the room.

Cllr Fulford reported.

Erect courtyard building for Class B1 use - demolition of two glasshouses (98526) Granted with conditions on the 1st November 2005
Use of agricultural building for offices/ studios (79542) Granted with conditions on the 5th August 2004

The site is located outside the building up area of Fordingbridge in a rural locality, close to the southern end of Fryern Court Road with a rest home located adjacent to the northern boundary of the Glasshouse Studios. Other residential properties are situated on each side of the road. Fryern Court is a narrow road with limited passing places.

The site known as the Glasshouse Studios comprises two large employment buildings with associated car parking, on what was a former horticultural operation.

Access to the site is currently gained from Fryern Court Road, which runs between two residential properties known Avon Vale and Roxburgh.

The site was originally a horticultural operation with large glasshouses and ancillary buildings and consent was granted back in 2004 (No 79542) for the conversion of one of the existing glasshouse on the site to form 10 individual offices/ studios (Class B1). This building is currently located on the northern boundary of the site adjacent to the access road. A further planning application was granted in 2005 (No 85426) to construct a courtyard building for office use (Class B1), located to the east of the glasshouse building. That building is mainly single storey, with a two storey element centrally located on the northern side of the building. Car parking is provided to the south of the glasshouse building and around the perimeter of the brick building to the north east of the site.

This planning application is in outline and seeks consent for the construction of two detached office buildings (Class B1) and associated car parking on land to the south east of Glasshouse Studios. Matters of external appearance and landscaping would be reserved for future consideration. The proposed floor space of the office buildings would equate to some 894 square metres of floor space.

The proposed buildings would be sited on an area of open land to the south of the existing courtyard complex with a new car parking area is shown to be provided to the eastern rear boundary of the neighbouring residential property at Selwyn and the existing car parking area. The proposed buildings are shown as long narrow buildings forming a part 'L' shape with the remainder of the land left open with landscaping.

The proposal would also incorporate greenery and landscaping into its layout. The southern boundary is defined by a high hedge beyond which lies a public footpath. The eastern boundary is open fields where the land levels gradually decline. The proposed layout of the site has positioned the car parking and buildings against the backdrop of the trees and levels of the land with a central area of landscaping adjacent to the open fields and countryside to the east.

Visually, the proposed building (called 'building 2') is a full 2 storey height to eaves under a shallow pitched roof and this building would be sited on a much lower land level than the car parking area and a lower level than the neighbouring buildings that already exist on the site.

The proposed building, 'building 1', is split level in that it would be viewed as a 2 storey building but from the various viewpoints the scale will be similar to or less than other visible built forms.

The purpose of the application is to establish whether the principle of the development is acceptable on the site. This is a big site surrounded by mainly agricultural use although areas within the site are not designated as agricultural use. It has a narrow entrance and exit onto Fryern Court Road.

The Design & Access statement has suggested the development will lead to an increase of traffic (173 traffic movements daily) on Fryern Court Road, which is narrow and will impact on adjoining residences. As it is office use these are likely to be cars rather than lorries. There are safety concerns for road users as the road narrows and there are few passing places. Vehicles can access it from the A338 and Whitsbury Road.

The applicant, Mr M Jackson, stated that there will be less buildings on the site than before development was started, when the land was granted B1 use. The Planning Authority are encouraging intensification of B1 use as this sit can be accessed without travelling through the congested High Street. There will be jobs created for up to 100 people following the development. The entrance is 120m from Whitsbury Road and there have been no accident in the last 10 years.

Cllr Connolly entered the meeting.

Cllr Lewendon made a statement. He lives within 15 yds. of the site entrance.

The Design & Access Statement suggest that the development is much needed but the Glasshouse website currently advises that 7 of 19 units are currently unoccupied and a local agent is advertising one more. This means that there is currently 36% of units not occupied.

Although there have not been any recorded accidents there have been many near misses witnessed by the broken glass on the road. During the morning commute, 8am to 9am, there will be 2.5 vehicles movements per minute in a narrow road, one every 20 seconds. Passing places are informal, usually driveways which get damaged. An increase of 173 vehicle movements daily is a 26.6% rise of traffic in and out of the site. This t4raffic will either come via the A338 up the narrow Fryern Court Road or via Whitsbury Road. The website puts most emphasis on the route via the A338. As the area is considered 'deprived' in public transport terms (more than 800 away from a bus stop) most persons will access the site by car. The NFDC Transport statement advises that the site is in a rural area.

Cllr Lewendon left the room.

Cllr Anstey, having made no comment, also left the room as he lives at the far end of Fryern Court Road from the site and considered that the traffic issue could be said to affect him.

Cllr Fulford asked members for their views:

Cllr Perkins was cautious at putting 'stumbling blocks' for local businesses who should be encouraged.

Cllr (A) Wilson said Fryern Court Road was in a terrible state and was not convinced about additional employment opportunities for people in Fordingbridge.

Cllr (G) Wilson was encouraged that there might be upwards of 100 new jobs but also had reservations about the narrow road.

Cllr Paton thought the opportunity for extra jobs was a good one and it would be a lovely spot to work. The development is unobtrusive but traffic is a problem and the road needs attention.

Cllr Hale had sympathy for the local residents but felt it would be wrong to oppose the application which will bring extra jobs to the town. The proposal for 100 houses to be built on Whitsbury Road would mean housing and job opportunities close together.

Cllr Connolly declined to comment as he had entered the meeting halfway through the debate.

Cllr Fulford summed up the debate by stating the advantages:

- It fits with the Government's remit to encourage alternative development in former agricultural areas that don't cause pollution and are appropriate activities
- It is part of a phased agreed development
- There is a potential for increased job opportunities for Fordingbridge residents
- If there is a likelihood of a large housing development nearby it will lead to a consideration of road use

and disadvantages:

- The increased traffic volume and associated effect on noise, safety and local residents amenity
- No guarantee it will be used
- No public transport

It was proposed by Cllr Fulford and seconded by Cllr Hale that the application be supported under Option 1 for the following reasons:

- It fits with the Government's remit to encourage alternative development in former agricultural areas that don't cause pollution and are appropriate activities
- It is part of a phased agreed development
- There is a potential for increased job opportunities for Fordingbridge residents
- If there is a likelihood of a large housing development nearby it will lead to a consideration of road use

All in favour, Carried.

7. To consider any Licensing Act 2003 applications

TEN 4243/LICTE/13/00575 – PS

The Burgate School, Salisbury Road

01.03.13 1900 to 2300 hrs - Talent Show, sale of alcohol

TEN 4353/LICTE/13/01017 – SW

The Burgate School, Salisbury Road
08.03.13 1900 to 2300 hrs – Talent Show, sale of alcohol

TEN 4352/LICTE/13/01016 – SW

The Burgate School, Salisbury Road
15.03.13 1900 to 2300 hrs – Talent Show, sale of alcohol

TEN 4340/LICTE/13/00540 – PS

St Mary's Church, Church Street
16.03.13 1900 to 2300 hrs – Jazz Concert, sale of alcohol

LICPR/05/00210

The CO-OP, 38 – 50 High Street – Licensable activities
Variation of hours from Mon to Sat 0800 - 2300 hrs to 0600 – 2300hrs.
There shall be no change on Sundays.

Members noted the above applications.

8. To note any items of correspondence

Nothing to report

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

Nothing to report.

10. To note the date of the next meeting as 13th March 2013

The meeting ended at 8.40pm.