

## FORDINGBRIDGE TOWN COUNCIL

### **Minutes of a meeting of the Planning Committee held on Wednesday 8<sup>th</sup> May 2013 at 7.30 pm. in the Town Hall**

#### Present:

Cllr Fulford - Chairman

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

#### In attendance:

Ms K Mason Town Clerk

Mr G Kimmings, Fordingbridge Society.

1 member of the public

#### **1. To elect a Vice Chairman**

It was proposed by Cllr Fulford and seconded by Cllr Connolly that Cllrs Hale & (A) Wilson share the position of Vice Chairman of the Planning Committee. All in favour, Carried.

#### **2. Apologies**

There were apologies from Cllrs Anstey & Robbins

#### **3. To receive any Declarations of Interest**

There were no declarations of interest.

#### **4. To confirm the minutes of the meeting held on the 10<sup>th</sup> April 2013 and report on any matters arising**

It was proposed by Cllr (A) Wilson and seconded by Cllr (G) Wilson that the minutes of the meeting held on 10<sup>th</sup> April 2013 be signed as a true record. All in favour, Carried.

There were no matters arising.

*Cllr Perkins entered the meeting*

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

No matters were raised.

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

**13/10243 Tinkers Cross Farm, Whitsbury Road**

**Mr Anderton**

Removal of storage container.

GRANTED

**13/10210 Barclays Bank, 16 Salisbury Street**

**Barclays Bank plc**

Display illuminated fascia sign & projecting sign; non-illuminated wall mounted sign & ATM surround (Application for Advertisement Consent)

WITHDRAWN

#### **Appeals**

**12/99371 Middle Burgate House, Salisbury Road**

**Mr Currie**

Two-storey side extension; single-storey front extension

Appeal is ALLOWED

## 7. To consider new Planning Applications

### **13/10280 Toad House, Frog Lane**

**Mr & Mrs S Hall**

Replacement outbuilding to provide ancillary residential accommodation (Extension to time limit of Planning Permission 09/94869)

Cllr Hale reported.

This is an extension to the time limit of a previous permission to demolish the existing garage and store and to replace it with a replacement outbuilding to provide ancillary residential accommodation (09/94869) which was granted with conditions on the 24th March 2010.

The site currently has a white painted detached dwelling under a slate roof, which is situated on a long narrow plot in the countryside. The property is a well-proportioned linear building with its ridge running from the front to the rear of the site with lean-to additions. The property lies along an unmade track set back from the lane and is clearly visible from the surroundings. To the front of the dwelling is a detached garage, which has a traditional pitched roof with attached shed to the side of the building. There are several large trees on the site, some of which are protected by a Tree Preservation Order.

The proposed building would be sited in a similar position to the existing building; have a hipped and pitched roof rising to 4 metres in the lower section and to 5 metres on the hipped roof and constructed of painted brickwork to match the existing dwelling house, with timber cladding on part of the building under a plain tiled roof.

The proposed building would contain a bedroom, living area and bathroom but no kitchen so will provide additional ancillary accommodation on the site.

Support has been given by the neighbouring property, Scentsational Plants.

The Fordingbridge Society had no objections.

It was proposed by Cllr Hale and seconded by Cllr Adams that the application be supported under Option 3 as there have been no changes to the circumstances at the site. All in favour, Carried.

### **13/10373 43, Salisbury Road**

**Mr & Mrs C Harris**

Single-storey rear extension; create front door; internal alterations to ground floor and shop layout; reopen doorway near to cellar; fireproofing to cellar (Application for Listed Building Consent)

*and*

### **13/10374 43, Salisbury Road**

**Mr & Mrs C Harris**

Single-storey rear extension; create front door; internal alterations; new doorway

Cllr Lewendon reported.

The site comprises of a grade 2 listed building standing at the end of a terrace fronting onto Salisbury Street, Fordingbridge, within the Conservation Area. The property comprises of a shop on the ground floor with a shop-front facing onto the street and the remaining upper levels are used as residential accommodation. Immediately adjacent to the site to the south is a church, and on the north side are residential properties at 45A, 45B and 45C Salisbury Street, which are listed buildings and have their front elevations facing the application site.

The application requires planning permission and listed building consent for a single storey rear extension, creation of a new front door, internal alterations to the ground floor shop layout and re-open the doorway near to the cellar and fireproof the cellar. The single storey rear extension will be hidden from the neighbours by a large wall on the north boundary.

There have been several previous applications on this site of which the most recent are refusals and have also been dismissed on appeal.

Although the Conservation Officer has been consulted no comments were available at this time.

The Fordingbridge Society had no objections.

Cllr Fulford advised that it was a private dwelling in the late 19<sup>th</sup> Century and in the 20<sup>th</sup> Century was converted into a shop.

It was proposed by Cllr Lewendon and seconded by Cllr Connolly that the application be supported under Option 3 as it is currently an eyesore which needs to be developed, it is not a viable shop premises, there is no impact on the residential amenity of neighbouring properties and it will be taking the property back to its original use as a dwelling (the property was previously a dwelling in the late 19<sup>th</sup> century). All in favour, Carried.

**13/10484 Barclays Bank, 16 Salisbury Street**

**Barclays Bank PLC**

Display non-illuminated fascia sign; projecting sign; wall mounted sign; ATM surround (Application for Advertisement Consent)

Cllr Hale reported.

The application site is a commercial premises that is sited on Salisbury Street within the Conservation Area. The property forms part of end of a terrace of traditional buildings which are sited opposite to the grade II listed building 18-20 Salisbury Street. Each building within this terrace has a shop-front that is not sympathetic to the modest proportions and elegant window detailing of the upper storeys, and so do not make a positive contribution to the character and appearance of this part of the conservation area.

The previous applications proposed to display an illuminated fascia sign and projecting sign, and a non-illuminated wall mounted sign and an ATM surround. The original application (12/98830) was refused due to the size and design of the signage, as well as its illumination and the materials used. The previous application (13/10210) reduced the size of the lettering but was still considered to be inappropriate in terms of its illumination, materials and design, which was considered to detract from the character and appearance of the building, the conservation area and the setting of the adjacent listed building.

The current application proposes a non-illuminated fascia sign with individual timber lettering being applied to a white background, with a non-illuminated timber projecting sign mounted on a steel frame. The wall mounted sign and ATM surround would remain as previously proposed.

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 acceptable development. All in favour Carried.

**13/10391 27, Penny's Lane**  
Two-storey extension

**Mr John Gillanders**

Cllr Fulford reported.

The property is a detached dwelling located in a residential area in Fordingbridge. It is an L-shaped dwelling with an existing single storey extension and porch to its front elevation.

The proposal is to demolish the existing porch and erect a two-storey front extension in its place. The extension would be 1.86m wide by 2.31m deep and would reach a height of 5.55m, which is 0.8m below the ridge height of the existing roof. There will be a new ground floor porch window in its east side elevation.

The proposal would be located to the front of the property but would be subservient in scale and is considered to be appropriate in design and materials. And a distance of 9.5m from the nearest neighbouring property to the east.

The Fordingbridge Society had no objections.

It was proposed by Cllr Fulford and seconded by Cllr (G) Wilson that the application be supported under Option 3 as it is unlikely to have an adverse impact on the residential amenity of the occupiers of neighbouring properties. All in favour, Carried.

#### Tree Works

**R/14/13/0234 2 Ashburn Place, SP6 1FD**

G1 Oak - Remove lowest lateral branch extending over garden by 5 metres. Remove secondary branch - 15cm diameter.

Remove deadwood over the garden.

Reason – Structural stability and decay

No objections.

### **8. To consider any Licencing Act 2003 applications**

#### **Temporary Events Notice**

St Mary's Church Hall

17.05.13 19:00 to 23:00

Sale of alcohol

Fashion Show.

No comments.

### **9. To comment on the Whitsbury Road, Housing Development**

An exhibition was held in Avonway on 15<sup>th</sup> April by Highgrove Builders outlining possible plans for the development of a site off Whitsbury Road identified in the NFDC Core Strategy for housing. Members of the Council were invited to attend.

Members agreed that a response should be sent by the Town Council to Highgrove Builders.

From the floor, Mr Lemon suggested that this was an opportunity for eco-friendly, innovatively designed houses of a better quality design to be built and that should be championed by the Town Council.

50% of the housing will be classed as affordable housing and will include social housing run by Housing Associations and housing charities.

Members voiced concern about the following issues:

- Current facilities in Fordingbridge such as schools, doctors will be stretched and no consideration has been given to expanding their provision.
- What is the access and egress of traffic from the development, both when building is taking place and by future householders.
- Could this be an opportunity for an improved new access route to the A338 from Whitsbury Road?
- Has consideration been given to the potential increase in traffic on Fordingbridge roads which are already too busy to cope with the current volume. Transport links to and from the development need to be considered.
- What type of housing is being proposed? A mix of housing types are required to cover need in Fordingbridge.
- What open space provision is proposed?
- Will an improved access and egress to the Junior & Infants schools be included in the overall development?

It was AGREED that the Chairman of Planning and Town Clerk send a response incorporating all the above points.

**10. To note any items of correspondence**

Nothing to report.

**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 12<sup>th</sup> June 2013**

The meeting ended at 9.00pm