

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th September 2013 at 7.30 pm. in the Town Hall

Present:

Cllr Fulford – Chairman

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

In attendance:

Miss D Vine, Asst Town Clerk

Mr G Kimmings, Fordingbridge Society.

1. Apologies

There were no apologies although Cllrs Connolly, Lewendon and Buchanan were attending a meeting of the Transport Committee and would join the meeting later.

2. To receive any Declarations of Interest

There were no declarations of interest

3. To confirm the minutes of the meeting held on the 10th July 2013 and report on any matters arising

It was proposed by Cllr (G) Wilson and seconded by Cllr Hale that the minutes of the meeting held on 14th August 2013 be signed as a true record. All in favour, Carried.

Matters Arising

Item 9 - To Discuss a Fordingbridge Neighbourhood Development Plan

Cllr Fulford noted that no proposal had been discussed and therefore it had not been possible to list it as an agenda item.

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

No public comments

5. To report any results on Planning Applications

13/10851 Rose Gardens, Fordingbridge Recreation Ground

FTC

Refreshment & Toilet kiosk

GRANTED with conditions

13/10834 1 Bridge Street. Fordingbridge SP6 1AJ

Lloyds Banking Group

Display 2 non-illuminated letter signs; non illuminated projecting sign; non illuminated name plate; 2 non illuminated vinyl panels; non illuminated letter box sign; window vinyl (Application for Advertisement Consent)

GRANTED subject to conditions

12/99301 Land adjacent Reeder Close & Flaxfields End SP6 1RT Mr Crocker

One pair of semi-detached houses; 1 detached house (Outline Application with details only of access)

GRANTED subject to conditions

13/10723 Land at Marl Lane. SP6 1JR

Mr Connors

Use of land as Gypsy site for two mobile homes; new access & entrance gates; amenity block; stable block; hardstanding & parking.

REFUSED

13/10751 1 Provost Street, SP6 1AY

Mr P Straton

Continued use of land as residential curtilage (Lawful Use Certificate for retaining an existing use or operation)
WAS NOT LAWFUL

13/10836 7-9 Shaftesbury Street, SP6 1JF

Use of first & second floors as 2 residential units
PRIOR APPROVAL NOT REQUIRED

13/10952 1 Whitsbury Road, Tinkers Cross SP6 1NL

Single storey rear extension
GPD Approved

Cllr Fulford raised concerns that there appeared to be a lack of information available in respect of some of these applications to be able to understand how a decision had been made and would like to request that a Planning Officer from NFDC attend a separately convened meeting to cover some of the issues relating to the new planning laws. The Asst Clerk/Clerk to make enquiries.

6. To consider new Planning Applications

13/11015 8 Lyster Road, SP6 1QY

Mr D Selmon

Two storey and single storey front extension; Juliette balcony

Cllr Perkins reported.

The property is a detached two storey dwelling set within a group of properties which are set back from the road. The neighbouring properties are of similar design and number 9 has been extended to the front with a two storey extension. A garage and parking area is positioned to the front of the property.

Amended plans were received changing the first floor window on the proposed extension to a Juliette balcony.

The neighbour at number 7 is set forward on the plot in comparison to the host property and as there are no windows on the side elevation of this neighbour's property there would not be any impact on their amenity. There is a first floor window proposed for the side elevation of the extension facing this neighbour but given the small gap between the properties and the angle of view from that window there would not appear to be a significant loss of privacy.

The neighbour at number 9 has been extended to the front with a two storey development. Given the position of the proposed extension there would not be any adverse impact on this neighbour.

The neighbour's opposite (number 5 & 6) face the application site and have garages in front of their properties. The proposed Juliette balcony will face the front of these neighbour's properties but as there are already first floor windows the increase in overlooking does not appear to be unacceptable, although slightly out of keeping, especially with the garages to the front of the properties and the distance between the properties. The property does not face directly onto Lyster Road and given that the neighbouring property has been similarly altered there would be limited impact on the street scene.

The Fordingbridge Society had no objections.

It was proposed by Cllr Adams and seconded by Cllr (G) Wilson and **Resolved:** that the application be supported under Option 3 for the following reasons.

The proposal does not impact on the street scene or amenity of neighbours and similar extensions have already been permitted.

Lawful Development Certificates

13/10958 1 Whitsbury Road SP6 1NL

Mr & Mrs A Warren

Front porch; single storey side extension; one & two storey rear extension (Lawful Development Certificate that permission is not required for proposal)

Noted by Members. Cllr Fulford advised that again there was very little information on the NFDC website to indicate why such a development was being considered under Lawful development.

NPA 13/98697 Land at Avonside, Southampton Road

Mr C Shutler

Existing use of building as dwelling house
(Application for a Certificate of Lawful Development)
Noted by Members.

Prior Notification Development (Information only)

No notifications received.

Tree Works

No tree work applications received.

Cllrs Connolly & Buchanan entered the meeting

7. To consider any Licencing Act 2003 applications

Temporary Events Notices

St Mary's Church Hall, 62 Church Street

20.09.2013 19.00-22.00hrs

Sale of alcohol

Fashion Show

8. To note any items of correspondence

A copy of a letter of complaint from Mr Ian Lemon to NFDC concerning a review of Developer Contributions was noted by members.

Cllr Lewendon entered the meeting

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

No report from the Asst Clerk. Cllr Fulford re-iterated the importance of discussing and developing a Neighbourhood Plan and felt it would be beneficial to hold a separate meeting in this respect. The Asst Clerk/Clerk to advise when this might be possible.

10. To note the date of the next meeting as 9th October 2013

The meeting ended at 8.20 pm