

FORDINGBRIDGE TOWN COUNCIL

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

Present:

Cllr Fulford – Chairman

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

In attendance:

Ms K Mason, Town Clerk

Cllr A Sevier

Mr G Kimmings, Fordingbridge Society.

1. Apologies

There were apologies from Cllrs Hale, Paton, Price, & Shering

2. Declarations of Interest

There were no declarations of interest.

3. To confirm the minutes of the meetings held on the 22nd August 2012 and any matters arising

It was proposed by Cllr Lewendon and seconded by Cllr (G) Wilson that the minutes of the meeting held on the 22nd August 2012 be signed as a true record. All in favour. Carried.

Matters arising

There were no matters arising.

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

There were no matters raised.

5. To Report any Results on Planning Applications

12/98711 Butt Lawn Farm, Frog Lane

Mr Harianto

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

12/98950 22 Allenwater Drive

Mr R Priestley

First Floor side extension
GRANTED with conditions

12/98990 Parsonage House, Green Lane, SP6 1JT

Mr & Mrs M Bartlett

Replacement garage with room over
GRANTED with conditions

12/98999 Parsonage House, Green Lane, SP6 1JT

Mr & Mrs M Bartlett

Replacement garage with room over (Application for Listed Building Consent)
GRANTED with conditions

12/99006 Outside CO-OP Retail Services, 38-50 High Street BT plc

Installation of Openreach Broadband Cabinet (Prior notification to carry out Telecommunications Development)
Details not required to be approved.

Appeal decisions

11/97537 2-6 Bridge Street

Sheerin Bettle & Associates

Use of first floor over 2-6 Bridge St as 3 flats; replacement building to rear to be used as 2 dwellings; cycle store; bin store; demolition of existing buildings
The appeal is ALLOWED

11/97536 **2-6 Bridge Street** **Sheerin Bettle & Associates**
Demolition of existing buildings (Conservation Area Consent to demolish)
The appeal is ALLOWED

6. To consider New Planning Applications

12/99107 **Oaklands Manor, Marl Lane** **Mr Chambers**
Use of outbuilding as gym & sauna; ancillary alterations to fenestration

Cllr Fulford reported.

The property is a mid C19 grade II listed building that is sited within the countryside and accessed via Marl Lane which is also a bridle way. Historically the dwelling had an associated coach house situated to the north east, which in the late C20 was converted into a separate dwelling house with its own residential curtilage and is now known as the Coach House. The original layout of the site has gradually changed throughout the last century, including the reconfiguration of the accesses associated with the separation of the coach house. The application seeks consent for conversion of the existing outbuilding into a gym and sauna together with fenestration alterations to create a more domestic space.

There has been a previous application, No 98029, at this site for a similar proposal which was considered by this Committee on 13th June 2012. It was refused by NFDC who stated: *'There is insufficient information and justification outlining the potential impact the enclosure would have upon the setting of the listed building. However, notwithstanding this, by reason its inelegant design, excessive size and siting extending beyond the rear elevation of the listed building, the proposed enclosure would be an overly dominant and incongruous structure on the site, detracting from the setting of the listed building. As such the proposal would be contrary to policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park, Policy CO-H4 of the New Forest District Local Plan First Alteration and the National Planning Policy Framework.'*

This application no longer includes a proposed swimming pool or the associated enclosure with a retractable roof.

The outbuilding was granted permission in 2008 for the conversion into staff/guest accommodation. This consent was never implemented. There is a requirement of policy CO-H4 is that outbuildings with incidental uses shall only be permitted within the countryside. As the proposed use is considered to be ancillary this would fail this element of policy CO-H4. However, there were no conditions attached to the original consent of the outbuilding restricting its use therefore the conversion of this space into ancillary accommodation would not require the benefit of planning permission. NFDC consider that an objection on these grounds would not be justified. Because of that consideration only needs to be given to the aesthetic changes to the outbuilding.

This application proposes similar external alterations to the previous consent granted in 2008 whereby it was assessed that these changes were minimal with no adverse impact upon the setting of the listed building or the visual amenities of the countryside.

It was proposed by Cllr Fulford and seconded by Cllr Perkins that the application be supported under Option 3 as there will be no adverse impact upon the character and appearance of the countryside, the setting of the listed building, and the amenities of the neighbouring properties. All in favour, Carried.

12/98985 **Land at Bickton, Ringwood Road** **Mr B Jackson**
Continued siting of free range mobile chicken house

Cllr (A) Wilson reported.

The site lies within the countryside outside the New Forest in a rural area. It is accessed along a track off the A338 and there are limited views of the site from this road. Adjacent to the site is the New Forest Water Park although this is well screened. The only view of the site is from the A338 and that is a restricted view of the feed hoppers.

The site has been in operation since July 2012.

The large structure of aluminium with a poly tunnel type roof which is mobile. There are also two feed hoppers and the site is currently in egg production use.

It was proposed by Cllr (A) Wilson and seconded by Cllr Adams that the application be supported under Option 3 as the building is necessary to support the existing use. All in favour, Carried.

7. To consider any Licensing Act 2003 applications

TEN 4132/LICTE/12/06709

St Mary's Church Hall, Church – Sale of alcohol at Harvest Supper
06.10.12 18.30 – 22.30 hrs
Noted by members.

TEN 4119/LITCE/12/06486

Thatchman's Farm, Flood St, Burgate
Wedding Reception 15.09.12, 14.00 – 16.09.12, 01.00
Noted by members

8. Street Lighting proposals from HCC

HCC are planning to replace street lighting and street lighting furniture throughout Hampshire to last for the next 20 years. A consultation document has been produced and outlines changes to street lighting in Fordingbridge.

<https://www.box.com/s/yka95h1m0juzmqoo8omt>

Members considered the changes proposed in Fordingbridge and had no comments to make in the consultation.

9. New Forest District (outside the National Park) Local Plan: Part 2: Sites and Development Management Consultation

The consultation is to determine the legal soundness of the Local Plan. Members noted the consultation and had no comments.

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.

9. To note the date of the next meeting as Tuesday 9th October 2012

The meeting ended at 8.30 pm.