

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 17th August 2016 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllrs Lewendon, Price, Anstey, Hale, Fulford, Earth, Bailey, Adams and Perkins

In attendance: Mrs H Richards, Town Clerk
2 Members of public

1. To receive any apologies for absence

Apologies were received from Cllrs Wilson, Paton and Connolly

2. To receive any Declarations of Interest

Cllr Adams – 16/10904 – Customer
16/10460 – Customer
15/11482 – Customer

Cllr Earth – 16/10971 – Friend

Cllr Fulford – 16/10904 – Applicant employed by Cllr

3. To confirm the minutes of the meeting held on 13th July 2016 and report any matters arising

Cllr Anstey proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 13th July 2016 be signed as a true record subject to the following amendments.

Minute No 8 – Should read Date of meeting was set as Tuesday 2nd August at 7.00 pm.

Numbering – Item number 9 had been duplicated. To receive a report from the Clerk or any other relevant planning business should be item 10 and To note the date of the next meeting as Wednesday 17th August 2016 should be item 11.

All in favour.

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

Mr J Fryer, a resident of Breamore requested support to save Latchmore Brook, a highly protected area which the Forestry Commission are proposing to re-route and for which a planning application has now been submitted which has proved controversial. Mr Fryer added that until 1979, the area had formed part of Fordingbridge Parish Council's area. Members were advised to visit the dedicated website to obtain further information and the Clerk advised that a public meeting was being held by Hyde Parish Council on Tuesday 23rd August 2016.

Mr Fryer left the meeting

5. To report any results on Planning Applications

16/10594 **Applicant: Mr James Liddiard**
SITE: **MARL COTTAGE, MARL LANE, FORDINGBRIDGE**
 SP6 1JR

DESCRIPTION: **Extend outbuilding & alterations to windows & doors including juliette balcony**

DECISION: **Refused**

16/10636 **Applicant: Mr & Mrs Skinner**
SITE: **11 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP**

DESCRIPTION: **Dormer in association with new first floor; single-**

**storey front and rear extension; rooflight;
fenestration alterations**
DECISION: Granted Subject to Conditions

16/10744 **Applicant: Mrs S Sykes**
SITE: **MIDGHAM FARM, MIDGHAM ROAD,**
 FORDINGBRIDGE SP6 3BY
DESCRIPTION: **Use of barn as 3 residential units (Prior Approval**
 Application)
DECISION: **Prior Approval approved**

16/10332 **Applicant: Mr J Ashford**
SITE: **HARLEYS, 1 SHAFTESBURY STREET,**
 FORDINGBRIDGE SP6 1JF
DESCRIPTION: **Ancillary smoking area and temporary parasols**
DECISION: **Granted Subject to Conditions**

16/10917 **Applicant: Mrs M Dixon**
SITE: **ISLAND HOUSE, 43 HIGH STREET,**
 FORDINGBRIDGE SP6 1AS
DESCRIPTION: **Use as 1 residential dwelling (Prior Approval**
 Application)
DECISION: **Withdrawn by Applicant**

16/10681 **Applicant: Mr Stuart Ward**
SITE: **LAND AT FLAXFIELDS END, FORDINGBRIDGE SP6**
 1RT
DESCRIPTION: **2 pairs of link-attached houses; bike stores;**
 associated parking
DECISION: **Refused**

Tree Work Applications – Decided

CONS/16/0617 34 SALISBURY STREET, FORDINGBRIDGE SP6 1AF
Fell 1xLeylandi Tree
Excessive shading and potential danger to neighbouring property
Decision Date 19/07/16 Decision: Raise No Objections

CONS/16/0604 2 MULBERRY HOUSE, CHURCH STREET, , SP6 1BE
Prune 1 Mulberry
Excessive shading
Decision Date 14/07/16 Decision: Raise No Objections

CONS/16/0670 RIVERSIDE COURT, WEST STREET, SP6 1GH
Fell 1x Ash Tree
Large cavity at base of tree
Decision Date 03/08/16 Decision: Raise No Objections

TPO/16/0667 6 & 10 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ
Prune 1xHorse Chestnut Tree
Crown Lift due to excessive shading
Decision Date 03/08/16 Decision: Grant

CONS/16/0673 THE FISHING LODGE, 45 GREEN LANE SP6 1HU

Fell 1xAsh Tree

Fell 1xPoplar Tree

Overhanging Roof

Decision Date 05/08/16

Decision: Raise No Objections

6. To consider new Planning Applications –

New Applications

16/10891 9 THE OLD VINERIES, SP6 1DE

Mr & Mrs Reeves

Two storey side extension; single storey rear extension; front porch

Cllr Fulford reported.

The property is one of 10 semi-detached houses. The other half of the semi has been extended to the side previously, and there appear to be other similar extensions on neighbouring properties. The plot is a reasonable size which should be able to accommodate the proposed extensions.

There are no initial concerns in regard to neighbour amenity.

There is currently a detached garage set to the rear of the property accessed by a drive thereby providing sufficient parking within the residential curtilage. The two storey extension would be sited over the existing drive, and even though the plans state that there is a garage/store to be incorporated in the ground floor extension this would realistically not be deep enough to accommodate a vehicle. Therefore the vehicle provision within the residential curtilage is unlikely to meet the requirements of the parking standards. The chairman advised that a revised plan had been submitted, although not available at the meeting, which details off road parking on the frontage of the property. Mr Warr, resident of the adjoining property, advised that following the submission of the details for parking and provided that this is including in any permission, he supports the application.

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**; to recommend that permission be GRANTED under PAR3 as the issue concerning parking had been overcome. All in favour.

Mr Warr left the meeting

Cllr Fulford left the meeting and Cllr Hale took the Chair

16/10904 72 WHITSBURY ROAD, SP6 1LA

Mrs Loveless

Drop Kerb

Cllr Earth reported.

The property has hardstanding at the front of the property which is currently used for parking and other properties in the road have the benefit of a dropped kerb.

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**; to recommend permission be GRANTED under PAR3 as other properties have the benefit of a dropped kerb. 7 in favour. Cllr Adams abstained.

Cllr Fulford returned to the meeting and resumed the Chair.

16/10971 37 WAVERLEY ROAD, SP6 1EU

Mrs Haywood

Single storey side and rear extension; front porch

Cllr Perkins reported.

The application site consists of a two-storey semi-detached dwelling in the built up area of Fordingbridge. The character of the area is residential and surrounding properties are of a matching design. A previous application was granted permission in March (16/10046). The proposal is for a single-storey rear extension, and 'wrap around' side extension linking to a front porch. The extension will be (in part) visible from the street scene, however the addition is designed considerably in the context of the surroundings. There is unlikely to be a negative impact on neighbouring amenities.

Concern was raised over the size of the front extension and whether there would remain adequate space to allow off-road parking. However it was acknowledged that it was common practice for residents to park on the road in this area.

It was proposed by Cllr Anstey and seconded by Cllr Hale and therefore **RESOLVED**; to recommend permission be GRANTED under PAR3 as the proposal was of adequate size and design and would not impact on amenities. 7 voted in favour. Cllr Fulford abstained. Cllr Earth remained in the meeting but did not speak or vote having declared an interest.

16/11021 44 ALLENWATER DRIVE, SP6 1RB

Mr & Mrs Jackson

First floor side extension; single storey front and rear extensions; rooflights

Cllr Hale reported.

This application follows a previously refused submission under PA 16/10535, over which there were concerns regarding the impacts on visual amenity and highway safety. This former application proposed a two storey front projection which in its scale and extent of projection beyond the property's front building line, was considered to result in a conspicuous and cramped form of development. In addition the forward projection proposed on the side extension would have resulted in the loss of all viable car parking on the site, detrimental to highway safety. In response this revised scheme sees the omission of the two storey front projection, with only a single storey now proposed of reduced projection and the side extension would not see any forward encroachment into the existing driveway.

It was proposed by Cllr Adams and seconded by Cllr Earth and therefore RESOLVED; to recommend permission be GRANTED under PAR3 as the proposal uses the available space advantageously and is in keeping with the area. All in favour.

**16/10460 35 SHAFTESBURY STREET, SP6 1JF Larasian
(NB Proposed Legal Agreement – Amended Plans)**

Use as a 30 seat cinema; 8 flats; bar; terrace; fenestration alterations; external refurbishment

Cllr Lewendon reported.

It was originally proposed to lower a high wall to the rear of the site adjoining the boundary with nos. 37 and 39 Shaftesbury Street. The lowering of the wall would allow intervisibility between the balconies and stairs to this development and windows in the rear elevations of their neighbours, particularly of no. 37, who have raised concerns over loss of privacy. While a privacy screen is provided directly adjoining the rear of nos. 37 and 39, it cannot totally mitigate overlooking from the area of the stairs and landing, approximately 10m away. The applicant has therefore now shown that the wall will be retained at its current height and amended plans have been submitted which would prevent overlooking.

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend permission be GRANTED under PAR3 as these are minor alterations only and the application has already been supported. 7 voted in favour. 1 vote against. Cllr Adams remained in the meeting but did not speak or vote having declared an interest.

16/11040 24 GREEN LANE, SP6 1HT
Shopfront

Mr & Mrs Adams, Select Pets

Cllr Fulford reported.

The proposal relates to an existing retail unit on Green Lane, which is currently occupied by Select Pets and Food. The site is within Fordingbridge's Built-up Area, but beyond its town centre or conservatioin area. The locality is characterised by residential uses.

It is proposed to replace the existing timber bay window shopfront with a white upvc bay window shopfront, within the premises front curtilage. The existing window is in a poor state of repair and requires replacement. A side window would be blocked up with a masonry pillar.

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend permission be GRANTED under PAR3 as this will repair damage and tidy up the front of the property. All in favour.

15/11482 55-57 High Street, SP6 1AS
(NB Proposed Legal Agreement - Amended Plans)

Priory Stream Ltd

Attached house; shopfront; front & rear extensions; basement window, wall & railings

Cllr Fulford reported.

In the absence of the original plans being available online it is unclear what amendments are intended. Cllrs Anstey and Perkins requested that the Clerk write to NFDC advising that a recommendation cannot be submitted as the amendments cannot be identified and there appear to be a number of outstanding issues following these amendments.

No recommendation was made.

15/11483 55-57 High Street, SP6 1AS
(Application for Listed Building Consent – Amended Plans)

Priory Stream Ltd

Attached house; shopfront; front& rear extensions; basement window, wall & railings; remove external staircase; Internal: move doorway; block doorway; remove walls; insert 2 staircases; wall to create internal bike store

Cllr Fulford reported.

As above.

LAWFUL DEVELOPMENT CERTIFICATES

App No: 16/10755

Site: MIDGHAM FARM, MIDGHAM ROAD,

Proposal: Use of barn as 3 residential units (Lawful Development Certificate that permission is not required for proposal)

Lawful Development Certificate proposed

Mrs Sykes

Decision: Withdrawn by Applicant

Current Planning Appeals

**15/11601 Land of the Augustus John, 116 Station Road, SP6 1DG
Newriver property Trust No 4**

(NB Proposed Legal Agreement)

One two-storey block of two flats (Outline application with details only of access)

16/10111 Land at Flaxfields End, Fordingbridge SP6 1RT Mr Ward

(NB Proposed Legal Agreement)

2 pairs semi detached houses; bike store; associated parking

16/10025 New Forest Water Park, Ringwood Road, SP6 2EY Mr Jury

Clubhouse with additional use for fishery manager accommodation

Enforcement Control

EN/15/0037: Land to the rear of Kingfisher Cottage, Salisbury Road, Burgate, Fordingbridge, SP6 1LX

Without planning permission the material change of use of the land affected from agriculture to that for domestic purposes and the erection of a greenhouse

Case Status: Awaiting Compliance with Enforcement Notice

Tree Works - Details can be viewed on the web site at : www.newforestnpa.gov.uk

New Applications

CONS 16/0736 BICKTON ASH, BICKTON LANE SP6 2HA

Fell 1xLilac tree

Fell1xApple Tree

Reason for Work: Maintenance

CONS 16/0751 THE OLD MANOR HOUSE, 53 SALISBURY STREET, SP6 1HT

Fell 4xConifer trees

Reason for Work: Unwanted encroachment upon and unwanted shading of neighbouring property.

TPO 16/0752 2 BEECHWOOD, FORDINGBRIDGE SP6 1DB

Fell 3xHolly Trees

Reason for work: The trees have been managed previously and regrowth is causing excessive shading.

CONS 16/0700 2 IVY MEWS, ROUNDHILL, SP6 1AQ

Fell 1xLawson Cypress tree

Prune 1xYew Tree

Reason for Work: The tree is competing with the Yew and not worth retaining; removal would benefit adjacent Yew, which are the preferred tree in the long-term. If this tree was left to mature it would dominate the area.

Noted by Members.

7. To consider any Licensing Act 2003 applications

No applications to consider

8. To note any items of correspondence

There were no items of correspondence to report.

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

The Clerk confirmed that Cllr Heron had been invited to attend the Local Plan Public Meeting on the 24th August 2016.

10. To note the date of the next meeting as Wednesday 14th September 2016

The meeting closed at 9.20 pm