

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 13th April 2016 at
7.30pm in the Town Hall
(Minutes subject to approval at the next meeting of the Committee)**

Present: Cllr Fulford – Chairman
Cllrs Wilson, Earth, Hale, Perkins, Anstey, Lewendon & Paton

In attendance: Mrs H Richards, Town Clerk
7 Member of the Public

1. To receive any apologies for absence

Apologies were received from Cllrs Price, Connolly, Adams & Perkins

2. To receive any Declarations of Interest

The following declarations were received:

Cllr Earth – Agenda Item 6 - 16/10408 Meadow Cottage, Meadow Court SP6 1LW as applicant is a friend

3. To confirm the minutes of the meeting held on 9th March 2016 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 9th March 2016 be signed as a true record. All in favour.

Matters Arising - no matters arising

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

No matters raised.

5. To report any results on Planning Applications

15/11402 COLYHAN FARM, BOWERWOOD ROAD, FORDINGBRIDGE SP6 3BP

Continued siting of temporary agricultural workers dwelling

GRANTED SUBJECT TO CONDITIONS

16/10097 10 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX

Single-storey side and rear extensions

GRANTED SUBJECT TO CONDITIONS

**16/10111 Land at, FLAXFIELDS END, FORDINGBRIDGE SP6 1RT (NB:
PROPOSED LEGAL AGREEMENT)**

2 pairs semi-detached houses; bike store; associated parking

REFUSED

16/10116 Land East of ASHFORD ROAD, (Opposite RIVER COTTAGE)

Agricultural barn

REFUSED

15/11779 NEW FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX

Conversion of agricultural buildings into two holiday lets and ancillary games room (Lawful Use Certificate for retaining an existing use or operation)

WAS LAWFUL

15/11271 BUTT LAWN FARM, FROG LANE, FORDINGBRIDGE SP6 1BN
Variation of Condition 1 of Planning Permission 12/98711 to allow extension of time until 30th August 2018 for 3 polytunnels and agricultural building
GRANT TEMPORARY PERMISSION

16/10025 NEW FOREST WATER PARK, RINGWOOD ROAD, SP6 2EY
Clubhouse with additional use for fishery manager accommodation
REFUSED

16/10046 37 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EU
Single-storey side and rear extension
GRANTED SUBJECT TO CONDITIONS

16/10160 UNIT B, FORDINGBRIDGE BUSINESS PARK, ASHFORD ROAD, SP6 1BD
Use as 5 flats (Prior Approval Application)
PRIOR APPROVAL NOT REQUIRED

16/10181 WILSON COURT, GREEN LANE, FORDINGBRIDGE SP6 1HU
Use of communal living area as two flats
GRANTED SUBJECT TO CONDITIONS

6. **To consider new Planning Applications**

New Applications

16/10187 15 SHARPLEY CLOSE, FORDINGBRIDGE SP6 1LG **Mr & Mrs Johnston**
Two storey side extension: single storey rear extension

Cllr Hale reported

The property is positioned in a cul de sac location of similar dwellings there is a staggered building line. Several properties in the area have been extended to the side with two storey extensions. The main consideration when assessing this application was neighbour amenity. The proposed single storey rear extension would have limited impact on the neighbouring property due to its modest height and depth.

The proposed two storey side extension would introduce a high flank wall on the boundary with the neighbouring property at number 16. The orientation of the plots mean that there would be limited loss of light. This neighbour has an attached garage up to the boundary and there is a window and door on the rear elevation close to the shared boundary which would appear to serve the garage and not a main room of the property. The proposed two storey element would introduce a high flank wall close to the shared boundary however there are no main windows alongside the proposed addition.

Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore **RESOLVED**: to recommend **PERMISSION** under Par 3 as the proposal would have no adverse effect.

16/10252 FRYERN PARK, FRYERN COURT ROAD, BURGATE SP6 1NF **Mr M Nutting**
Continued temporary siting of mobile home for agricultural worker

Cllr Fulford reported

The application relates to an established pig farming business since the applicant acquired the site around 5 years ago. In 2011, under reference 97611, the applicant was granted temporary planning consent for the temporary mobile home for an agricultural worker and a condition was imposed for the mobile home to be removed from the land on the 31st December 2014. The mobile

home has never been removed from the site but the applicant is still carrying out the agricultural business.

In 2015, under reference 11471, planning permission was granted for a permanent agricultural dwelling, barns and an office. The application was submitted with detailed evidence that a permanent dwelling was essential for an agricultural worker. No works have commenced to implement that permission.

This application seeks consent to retain the mobile home on the site until the approved permanent dwelling is built and ready for occupation.

Cllr Lewendon proposed and it seconded by Cllr Earth and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as it is logical to retain the use of the mobile home until the permanent dwelling is provided on the site.

16/10238 SIX ACRE FARM, SOUTHAMPTON ROAD, EAST MILLS SP6 Mrs J Haugh
2 Agricultural Barns

Cllr Fulford reported.

The site extends to around 2.6 hectares (6 acres) and comprises a small holding to the south of Southampton Road on the outskirts of Fordingbridge. The site lies in a rural location with the adjoining land used for agricultural and horse related uses and there are a number of existing agricultural buildings. To the west of the site there is a run of dwellings fronting onto Southampton Road with the immediate neighbouring property at 1 East Mills Cottage. There is currently one barn building on the site which was approved back in 2003 under reference 76414. The building is currently used as a hay barn and shelter. Within the site, there is an open yard and four containers, which do not have planning permission.

There is extensive planning history at this site. The most recent application under 11324 proposed 3 agricultural buildings and that application was refused because the buildings were considered to be too large in size, an unacceptable increase in built form and there was no overriding justification for the number of buildings.

This current planning application originally sought to construct two agricultural buildings and to remove three of the existing containers, however the application has been amended and only one agricultural building is now proposed, sited on the eastern boundary of the site adjacent to existing agricultural buildings. The building would be set 11.5 metres back from the road and would measure 25 metres by 7 metres.

Cllr Hale Proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as the proposed buildings would house existing on-site machinery which would tidy the site and there would be no adverse effect on the neighbouring properties.

16/10291 124 STATION ROAD, FORDINGBRIDGE SP6 1DG Crownshade Ltd
(Proposed Legal Agreement)

Two storey side and rear extension to provide two additional flats; bin/cycle stores

Cllr Lewendon reported

The site comprises a large detached two and a half storey building which lies in a prominent location along Station Road fronting onto a small roundabout. The existing building is constructed from brick and slate roof with a simple pitched roof flat roof dormer windows and front bay windows. The property contains five flats with car parking provided to the side of a pair of semi

detached houses at No 124a. The application property sits on a restricted plot with a small outside area to the rear used for secured storage by the occupiers and walkways to the side of the building.

The character of the area is mixed comprising commercial and residential properties. To the east of the site is a business predominately used for offices and storage and the premises has a long single storey building that bounds the side and part rear boundary of the site. There is a residential property to the rear of the site and No 10 Rookwood Gardens, which has its rear garden backing onto the site. To the west is a pair of semi-detached dwellings at Nos 124a and 124b Station Road. Opposite the site is a large two storey office building with semi detached dwellings to the east of the roundabout.

The proposed extension would be sited in the north east corner of the site currently used as an outside area and storage space for the residents. The proposed extension is set back from the front of the existing building.

The site is relatively restricted with space around the building and the level of outside space for the five flats is limited. There is a network of footpaths around the building but limited space for residents to use. The proposed extension would be sited on part of the outside area currently used for stored storage and an area that can be used for the occupiers of the flats to sit outside. The proposed extension would be set well back from the front elevation of the building, which would help minimise the impact on the street but its two storey scale would be clearly apparent when views from the road.

Consideration needs to be given to the impact on the existing building, the character of the area and impact on other residents. As the proposed extension would be sited very close to the bedroom windows on the rear elevation to the existing residential flats on the application site.

Objections have been received from two residents with concerns over loss of privacy and dangers from parking near or on the junction.

Cllr Anstey proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: to recommend **REFUSAL** under PAR4 as the proposal would be overdevelopment of the site, creating further parking issues and loss of amenity to neighbouring properties. Members considered that an on site assessment should be carried out regarding the existing problems of parking on the highway and associated danger to road users – this would be made worse with no increase in on-site parking provision.

16/10367 44 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA **Mr & Mrs Dowie**
One & two storey rear extension; roof lights

The council did not consider this application as the applicant is a Member of staff.

Mrs Clarkson & Mr Baverstock left the meeting

16/10382 1 MULBERRY GARDENS, FORDINGBRIDGE SP6 1BP **Mrs Smith**
Two storey side extension; single storey rear extension

Cllr Wilson reported

The site is within the built up area of Fordingbridge an end of terrace property at the southern end of Mulberry Gardens. The terrace is set back from the road with an open frontage with parking and garaging provided at the rear. Neighbouring premises include that attached to the north and other detached properties some distance to the south.

Cllr Anstey proposed and it was seconded by Cllr Lewendon and it was therefore **RESOLVED**: that to recommend **PERMISSION** under PAR3 as the proposal had no adverse effect on the street scene or residential amenities.

16/10379 41 AVON MEADE, FORDINGBRIDGE SP6 1QR
First floor rear extension

Mr & Mrs Sparkhall

Cllr Earth reported

The site is within the built up area of Fordingbridge a detached property located in a cul-de-sac. The property has been previously extended with a first floor extension on the front elevation and ground floor projection at the rear. Neighbouring premises are on both sides of the site with garden areas serving neighbouring premises to the rear.

The proposal appears in keeping with the previous extension and would have limited impact on the street scene or residential amenity.

Cllr Anstey proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as the proposal will have no adverse effect on residential amenity.

Mr Sparkhall left the meeting

16/10345 SOUTHAMPTON ROAD GARAGE, SOUTHAMPTON ROAD SP6 1AP

Mr Brownsey

Raise canopy height; single storey extension to shop

Cllr Fulford reported.

The previous application submitted under 15/11084 had been considered at the Planning meeting held in September 2015 and supported under PAR3. Mr Brownsey advised that this application had subsequently been withdrawn whilst a flood risk assessment was requested. The principal conclusion of this assessment is that whilst the site is within a flood plain, the nature of the present usage and future development of the site should not preclude the development.

Cllr Anstey proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as this is a long established business in need of updating

16/10408 MEADOW COTTAGE, MEADOW COURT SP6 1LW
Single storey rear extension

Mr & Mrs Bowers

Cllr Lewendon reported.

The proposed single storey extension would extend by 6m from the rear wall of the original dwelling with a width of 3.3m and eaves height of 2.6m. The proposed development would be sited on the boundary with neighbouring property to the to the south no 18 Meadow Court.

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as the proposal would have no adverse impact on neighbouring properties.

Cllr Earth abstained having earlier declared in interest in this item.

Mr Burt and Mr Brownsey left the meeting

LAWFUL DEVELOPMENT CERTIFICATE (For Information Only)

9 LYSTER ROAD, FORDINGBRIDGE SP6 1QY
First floor front extension; fenestration alterations

Mr & Mrs Elford

MIDGHAM FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BY

Current Enforcement Notices

EN/15/0037 KINGFISHER COTTAGE, FORDINGBRIDGE

Residential Use of Land
Enforcement Notice Appeal Lodged

EN/01/0486 Avonside Farm, Southampton Road, SP6 2JT

Type of Breach: 1) u/a mobile home & vehicle storage &
2) u/a conservatory and ancillary building works to u/a mobile home
Injunction sought

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

New Applications – Noted

TPO/16/0249 – 75 ALLENWATER DRIVE, SP6 1RE

Prune 1x Oak tree - Reduce Crown and limbs to clear buildings &
improve light
Fell 1 x Horse Chestnut tree – Decay & Storm damage

CONS/16/0352 – 5 MILL COURT, FORDINGBRIDGE, SP6 1JQ

Fell 1xHolly Tree

**R/14/15/16/0308 – LAND TO THE NORTH OF JUNCTION OF
MARL LANE AND FALCONWOOD DISMANTLED**

Remove 1x fallen lime tree (exempt work)
No comments required

7. To consider any Licensing Act 2003 applications

No Applications

8. To discuss the Planning Changes Consultation (HALC)

Due to time constraints it was agreed to delegate responsibility for responding to Cllr Fulford and the Clerk.

9. To note any items of correspondence

No correspondence to report

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

Cllr Lewendon asked if it was known whether any restrictions in hours of work had been placed on the development at Glasshouse. Clerk to investigate

11. To note the date of the next meeting as Wednesday 4th May 2016

The meeting closed at 9.30 pm