

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 9th July 2014 at 7.30 pm. in the Town Hall

Present:

Cllrs Fulford (Chairman), Price, Lewendon, Anstey, Hale,(A) Wilson, (G) Wilson, Connolly & Adams

In attendance:

Mrs H Richards, Town Clerk
Geoff Kimmings, The Fordingbridge Society

1. Apologies

Apologies were received from Cllrs Perkins & Paton

2. To receive any Declarations of Interest

Cllr Lewendon declared an interest in Agenda Item 7 - Planning Application 14/10859

3. To confirm the minutes of the meeting held on the 11th June 2014 and report on any matters arising

It was proposed by Cllr Lewendon and seconded by Cllr (G) Wilson and **RESOLVED:** that the Minutes of the meeting held on the 11th June 2014 be signed as a true record.

Matters Arising

Minute No. 3 – Wiltshire Gypsy & Traveller Site Members to advise the Clerk of any concerns or comments to be made to Wiltshire Council and to note the contents of the report.

Minute No. 8 – Correspondence (Sequoia Farm) – Cllr A Wilson reported on the outcome of this application determined today by NFDC Planning Committee – application refused. Praise given to NFDC Planning Policy Team for success. General discuss regarding land at Puddleslosh/Marl Lane, area needs protection from development. The Clerk updated Members on the situation with Footpath 78b following communication with HCC Senior Ranger – ongoing negotiation with land owners to improve path surface and the placing of a permanent fence. Members request that the Clerk confirm with the Footpath Officer that liaison is taking place with Hampshire CC to protect footpaths in the area.

Cllr Fulford advised members that it is essential that a Neighbourhood Plan is produced as soon as possible.

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

Geoff Kimmings, The Fordingbridge Society requested an update on the status of the Transport and Disability Access sub-Committees as representatives had not been aware that the Committees had recently met.

Cllr Fulford confirm that the Disability Access sub-committee had been discharged and the responsibilities of the Committee transferred to the General Purposes Committee – this was due to lack of attendance of members of the sub-committee.

With regards to the Transport Committee, Cllr Fulford confirmed that this sub-committee continues although had not met recently as there have been no items to discuss.

Mr Kimmings requested that the Speedwatch project could be discussed by the Committee and agreed to investigate possible grants available in this respect. Cllr Fulford informed the meeting of a recent incident in Church Street when a vehicle left the road, demolishing a garden wall and hitting a property. This highlights the need to investigate speed restrictions within the town.

Cllr Lewendon advised the meeting that the proposed Whitsbury Road Residential development should be discussed by the Transport Committee, in particular where the additional traffic would be routed. A further public consultation is awaited for this development.

5. To report any results on Planning Applications

14/10639 IVY COTTAGE, SALISBURY ROAD, BURGATE
Mr & Mrs Clayton Matthew & Anne Teresa Collings/Ringrose

Fenestration alterations

Granted Subject to Conditions

14/10656 1 BURGATE FIELDS **Mr & Mrs M Batty**

Two-storey side extension; fenestration alterations

Granted Subject to Conditions

14/10608 52 PICKET CLOSE, FORDINGBRIDGE **Mr Stephen Budden**

Single-storey side & rear extensions

Granted Subject to Conditions

14/10530 6 DUDLEY AVENUE, FORDINGBRIDGE **Mr B Monks**

Single-storey front extension

Granted Subject to Conditions

Prior Notification Development (information only) Decisions

14/10645 Prior Approval from Agri. To Dwellings
BARNS AT MIDGHAM FARM, MIDGHAM ROAD, SP6 3BY **Mr & Mrs**
Sykes

Use of barns as residential dwellings (Prior Approval Application)

Prior Approval not required

Lawful Development Certificate proposed

14/10810 Greenways, Bowerwood road, Fordingbridge, SP6 3BP
Detached garage (lawful development Certificate that permission is not required for proposal)

Was Lawful

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

6. To re-consider Application 14/10699 Land of 2 St George's Road, Fordingbridge

The Clerk advised the meeting that a request had been received from NFDC Planning Officer for clarification of the Council's response on this application.

The Council does not object to the proposal for a new dwelling in principle, however objects to this application for a large dwelling and recommend refusal under Par 4 as the proposal is considered oversized for the site.

Following discussion members AGREED to accept the Case Officers decision to refuse the application under Delegated Powers. 6 in favour, 2 against, 1 Abstained

7. To consider new Planning Applications

Cllr Lewendon left the meeting

14/10859 CORTINA, FRYERN COURT ROAD, BURGATE SP6 1NG Mr & Mrs Butt

Single storey rear extension

Cllr (A) Wilson reported that this property is within a large curtilage, set back from the road and has previously been extended. Due to the location of the property within open countryside, Policy DM20 of the recently adopted Local Plan Part 2 is most pertinent to consideration of the proposal. It specifies that residential development in the countryside will only be permitted where it does not increase the floor space of the existing dwelling by more than 30%. 'Existing dwelling' means the dwelling as it existed on 1st July 1982. In all cases development should be of an appropriate design, scale and appearance, in keeping with the rural character of the area. There is confusion and conflict of opinion over the calculation of the existing floor space (at July 1982) and it is unclear if the proposal would take the increase to over 30%.

The Fordingbridge Society abstained from comment due to the confusion over measurement of floor space.

Cllr A Wilson proposed and it was seconded by Cllr Connolly to raise no objections under Option 1 to the appearance of the proposal.

Cllr Fulford then proposed and it was seconded by Cllr Hale to recommend refusal of the proposal as the measurement is unclear. 7 Members voted in favour of this proposal and 1 against and it was therefore **RESOLVED** that the application be refused under Option 4 due to the unclear position regarding measurement of the floor space.

Cllr Lewendon re-joined the meeting.

14/10331 22 BRIDGE STREET, SP6 1AH

Mrs Canton

Replacement windows (Application for Listed Building Consent)

Cllr Fulford reported that this application is for the replacement of windows to a Listed Building within a Conservation Area. The existing windows, 6 in number, are in a

poor state of repair and will be replaced like for like. The Character and setting of the building and area will not therefore be adversely affected by the proposal.

The Fordingbridge Society have no objections.

It was proposed by Cllr Hale and seconded by Cllr Lewendon and **RESOLVED:** to support the application under Option 3 as the proposal will improve the property and character of the area. All present voted in favour.

14/00377 AVONSIDE, SOUTHAMPTON ROAD SP6 2JT **Dr & Mrs Lawrie**
Single storey rear extensions; first floor extension; roof alterations including new chimney; dormer window; solar panels; tool shed and log store; 1.6 metre fencing; 2.2 metre high retaining wall

Cllr Anstey reported that this application is made up of several smaller proposals. A previous Planning Permission for an extension (1998) has never been implemented, however several other extensions have been carried out. The property is situated within a Conservation Area and the impact of the proposals on this area should be considered. The property is a large detached house, within a large curtilage, which is hidden from public view or neighbouring property. The proposals seek to improve an inconsistent roofline and also to aid with access for maintenance. The increase in floorspace results in 15.9% so the 30% rule is not breached.

The Fordingbridge Society raise no objection.

It was proposed by Cllr G Wilson and seconded by Cllr Lewendon and **RESOLVED:** that the application be supported under Option 3 as the visual impact would be improved with a more consistent roofline plus maintenance could be more easily undertaken. All members present voted in favour.

14/10895 PARSONAGE HOUSE, GREEN LANE **Mr Bartlett**
Detached garage/store

Cllr Hale reported Parsonage House is a grade 2 listed building that is situated within the designated built up area and the Fordingbridge Conservation Area. The property is a late 18th Century / early 19th Century farmhouse, which has had 19th Century additions to the rear and side, as well as the recent addition of a replacement garage with room over.

The proposal is situated within the front of the property but would not be visible from any highway. Due to vegetation it would not have a detrimental effect on the residential amenity of neighbouring property. There are trees present within the site, which have not been represented on the Application Drawings and the Conservation and Tree Officers have been consulted.

The Fordingbridge Society raise no objection.

It was proposed by Cllr Adams and seconded by Cllr A Wilson to support the application under Option 3 as the proposal will have no detrimental effect on the character of the area or neighbouring property.

Prior Notification Development

(Prior Approval Development)

14/10851 BUTT FARM LAWN, FROG LANE SP6 1BN

Use of barn as two residential dwellings

Members raised concern whether the barns subject to this application qualify as Agricultural Use.

Appeal Notifications

13/11208 NORMANDY, WHITSBURY ROAD, TINKERS CROSS

Mr C Marshallsay

Retention of shed to front of the property Appeal against Refusal of Planning Permission

Appeal Dismissed

13/11602 59 Salisbury Road, FORDINGBRIDGE

Mr S Ullah

Two storey side addition, rear first floor dormer. Demolish existing double garage

Appeal Dismissed

Enforcement Control – Current Appeals

EN/14/0048 SEQUOIA FARM, PUDDLESLOSH LANE, TINKERS CROSS SP6 1NH

Alleged Breach:EN1: Without planning permission, the unauthorised creation of an area of hard standing in the approximate position hatched green on the attached plan and, the erection of a fence over 1m in height in the approximate position marked A - B on the attached plan

EN2: Without planning permission, change of use of the land from agricultural, to a mixed use for agricultural and for the siting of a mobile home shown in the approximate position hatched blue on the attached plan and a touring caravan shown in the approximate position hatched orange on the attached plan.

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

R14/15/14/0710 Woodland north of Allenbrook Drive, Fordingbridge

Proposed Works: 0761 (tag no.) Beech significantly decayed at the base and 0762 (tag no.) Ash root-heaved and hung up in companion Oak - Fell
Fell any dead and hung-up Larch and Pine in the woodland.

TPO/14/0735 21 Elmwood Avenue, Fordingbridge, SP6 1DL

T1 - Oak - Reduce left hand stem by up to 6 metres from the tips inwards and remove all deadwood. Reduce right hand side by 4 metres from the tips inwards and remove

TPO/14/0767 Sycamore Court, High Street, Fordingbridge, SP6 1RQ

Prune two Sycamore trees

Bridge House, 15 Bridge Street overlooking River Avon

I have registered a notice to undertake exempt works at Bridge House, 15 Bridge Street. The work will entail the removal of a twin-stemmed Holm Oak leaning over the River Avon. As this is clearly a prominent location I wanted to let you know.

Members noted all Tree Works

8. To consider any Licensing Act 2003 applications

Our Ref:	TEN 5282 / LICTE/14/04236 - PW
Date:	01 July 2014
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	19/07/2014 11:00:00 to 19/07/2014 17:00:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	GAEC de la galotiere Nathalie Olivier
Event Details:	Rotary Club Event Saturday 19 July 2014 (11:00 - 17:00 hours) Sale of Alcohol - 2 Persons

All Licensing applications noted by members.

9. To discuss the Hampshire Rural Housing newsletter & Policy Review

Members discussed the newsletter and review and completed the accompanying questionnaire. The Clerk to return completed questionnaire.

10. To discuss the Sandleheath Village Design Statement Supplementary Planning Document Public Consultation Draft

As this document had only recently been received, it was AGREED to defer discussion on this item until the next Planning Committee meeting on 13th August 2014.

11. To note any items of correspondence

The Clerk reported that a notification had been received from East Dorset District Council of the following Planning Application

3/14/0516/FUL for Proposed Access (amendment to PA 3/2006.0769) at Alderholt Surplus Stores, Daggons Road, Alderholt. – previous Outline Permission for 89 dwellings. Members raised No objections to the proposal.

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

No report from the Clerk and no other business.

13. To note the date of the next meeting as 13th August 2014.

The meeting ended at 9.20pm

Planning Committee 09.07.14

Lawful Development (Information Only)

Chairman
13.08.14