

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th June 2015 at 7.40pm. in the Town Hall

(Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman

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

In attendance: Helen Richards, Town Clerk

Mr Colin Burt

1. To elect a Chairman

Cllr Hale proposed and it was seconded by Cllr Connolly and therefore **RESOLVED:** that Cllr Fulford be elected as Chair of the Planning Committee. All voted in favour.

2. To elect a Vice Chairman

Cllr Connolly proposed and it was seconded by Cllr Fulford and therefore **RESOLVED:** that Cllr Hale be elected as Vice Chair of the Planning Committee. All voted in favour.

3. To receive any apologies for absence

No Apologies

4. To receive any Declarations of Interest

Cllr Adams declared an interest in Agenda item 8, application 15/10717 as he is the proprietor of an existing business in the town. He remained in the meeting for this item but did not speak or vote.

In relation to the same item, Cllr Lewendon declared that he had once been a Committee Member for the Fordingbridge Club but had not sat on the Committee for 15 years.

5. To confirm the minutes of the meeting held on 6th May 2015 and report any matters arising

Cllr (A) Wilson proposed and it was seconded by Cllr Perkins and therefore **RESOLVED:** that the Minutes of the meeting held on 6th May 2015 be signed as a true record. All present at the previous meeting voted in favour.

Matters Arising – Minute No. 3 Neighbourhood Plan – Correspondence has taken place with New Forest District Council and advice given on the process for preparing a Neighbourhood Plan.

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

Mr Burt wished to raise whether any updates were available for the following items:

1) Riverside Place – The Clerk advised that no further progress had been made in resolving this issue. Mr Burt reported that he had felt threatened while using the permissive access path. Members requested that the Town Clerk write to the Management company for the Riverside Place residents and advise them of the complaint and also contact Tesco to investigate the possibility of erecting signs indicating the route.

2) Footpath 78b, Puddleslosh Lane The Chairman advised that Cllr Sevier (NFDC) had met with officers from the District Council and that Hampshire CC had handed responsibility for monitoring of this issue to NFDC (Nicky Whitehead).

7. To report any results on Planning Applications

15/10492 8 ASHFORD CLOSE, FORDINGBRIDGE, SP6 1DH **Mr & Mrs West**
Roof alterations to existing conservatory; fenestration alterations

Granted Subject to Conditions

15/10288 4 REEDER CLOSE, FORDINGBRIDGE SP6 1GE **Mr & Mrs Davies**
Two-storey side extension

Granted Subject to Conditions

15/10345 Land 2 EAST MILL COTTAGES, SOUTHAMPTON RD, **Mr Singleton**
Hay barn; hardstanding

Granted Subject to Conditions

15/10376 20 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ER **Mr & Mrs Harley**
Single storey front extension

Granted Subject to Conditions

15/10413 Prior Approval Office to Dwelling
Unit C & D, Fordingbridge Business Park, Ashford Road, SP6 1BD **Lynwood Park Ltd**
Use as 10 flats (Prior Approval Application)

Prior Approval not required

15/10404 20 WHITSBURY ROAD, FORDINGBRIDGE SP6 1JZ **Mr & Mrs Cooper**
Single storey rear extension

Granted Subject to Conditions

15/10303 MIDGHAM FARM, MIDGHAM ROAD, SP6 3BY **Mrs S Sykes**
Use of barn as 3 residential dwellings (Prior Approval from Agricultural to Dwellings)

Prior Approval Refused

15/10422 Notification of Change of Use - Prior Approval from Agri. to Dwellings
NEW FARM, MIDGHAM RD, FORDINGBRIDGE SP6 3BX **Mr Huzzey**
Use as residential dwelling (Prior Approval Application)

Prior approval not required

8. To consider new Planning Applications

15/10717 FORDINGBRIDGE CLUB, ROUNDHILL, SP6 1AQ **Mr Harding**
Three-storey building comprised: supermarket; 5 flats; demolition of existing (Outline Application with details only of access, appearance, layout & scale)

Members attended a site visit at the Fordingbridge Club site prior to the Committee meeting. Cllr Connolly reported on the application. The proposal is to demolish the existing buildings on the site which are derelict and differ in height and construction. The proposed replacement building will be on the existing footprint and will consist of a retail supermarket on the ground floor with storage and staff area forming part of the first floor with 5 flats over the remaining first floor and second floor. The proposal will also incorporate parking provision.

The height of the building will be increased significantly with flat roofs; the taller portion of the building will be set to the rear of the proposal which overlooks the main town car park. From the photo montage, members were able to see the visual impact of the higher building, particularly from the rear of the property.

The District Council Conservation Officer does not support the application stating:

“The scheme has a large degree of missing and deficient information and without this it is difficult to judge the impact of the proposal on the conservation area and the context of the town. This failure to assess the context robustly has led to a design which fails to make a positive addition to the conservation area. The submitted scheme sits at odds with the buildings around it and dominates views into and across the site. The proposal will therefore have a negative impact on the heritage.....”

Members agreed with the development in principle and that the re-development of this site for such uses would be good for the town but raised concerns regarding the design, particularly the height, and how this would impact on the character of the conservation area and neighbouring properties. Concern was also raised regarding traffic generated from delivery lorries and the impact that this would have on local access roads and users of the car park.

Cllr Hale proposed and it was seconded by Cllr Earth and therefore **RESOLVED**: that the application be supported *in principle* under Option 3 but wish to raise concern over the design of the building and its impact on the character of the area and also concern regarding delivery vehicles accessing the property.

11 Voted in favour – Cllr Adams abstained.

Mr Burt left the meeting.

**15/10528 2-6 BRIDGE STREET, FORDINGBRIDGE SP6 1AH Mrs Kerley - Sheerin Bettle
Architecture**

Removal of Condition 2 of Planning Permission 11/97536 Code 3 sustainable homes

Cllr A Lewendon reported on this application. The development is being implemented in accordance with the approved schemes and the application has been submitted following the government's recent withdrawal of the Code for Sustainable Homes which is no longer a requirement and the condition cannot be discharged.

Cllr Connolly proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** that the application be supported under Option 3 as the requirement no longer exists.

11 voted in favour – during discussion of this item Cllr (G) Wilson realised that she should declare an interest in the item as the builder is her lease holder. She therefore did not speak or vote but remained in the room.

15/10408 46 CHURCH STREET, FORDINGBRIDGE, SP6 1BE Mr Grant

Retention of front porch; replacement windows

Cllr A Wilson reported on this application - the property is a small terraced house within a row of similar properties within the Conservation Area. The houses face St Mary's Church Hall and the house is set back from the highway beyond a private front garden.

This part of Fordingbridge contains a number of older and more traditional residential properties within an historic context. Whilst the area is predominantly residential, there are a mixture of property types and styles. Looking past Church Street to Mulberry Gardens there has been some more modern development which does not contribute to the character of the area. The Church Hall sited opposite the property is also of a modern style, at odds with the predominant character. The main consideration when assessing this application is the impact on the street scene and local distinctiveness. The position of the porch is unlikely to have detrimental impact on neighbours in

terms of loss of light or visual intrusion. The proposed porch replaces a previous flat-roofed version and wooden windows have been replaced with UPVC. There are examples of similar windows and porches at neighbouring properties. The view of the Conservation Officer has been sought in relation to the impact on the area, the design and materials used but comments not yet received.

Cllr Lewendon proposed and it was seconded by Cllr (G) Wilson that as the observations of the Conservation Officer were not known that Option 5 should be applied and that the Town Council were happy to accept the decision reached by the District Council's officers under their delegated powers.

15/10468 BOWERWOOD HOUSE, ASHFORD ROAD SP6 3BT

Mr & Mrs Walker

Use of stable block as 2 holiday lets

Cllr R Fulford reported on this application. The proposal relates to a two storey former stable building, within the curtilage of Bowerwood House, immediately adjoining the line of Ashford Road to the east. The stable is a permanent and substantial structure of some age and built of red brick and slate, with painted timber windows and doors. Bowerwood House, its outbuildings and grounds, by reason of its traditional form and appearance makes a significant contribution to the character and appearance of the area. The site is beyond any defined development limit, within the open countryside.

It is proposed to convert the former stable building to provide 2 no. holiday lets. The submission does not propose any significant external alterations, except changes to the fenestration, which are generally sensitive in their appearance. A separate, existing point of access to the main house would be utilised directly from Ashford Road and off-street parking for at least two vehicles would be provided. The holiday lets would be subdivided from the curtilage of the main house by hedge planting and hurdles.

The Core Strategy seeks to support tourism and encourage provision for tourists where this would benefit local communities and support the local economy. Local Plan policies restrict development in the countryside with regards to design, scale and impact. However the Local Plan also supports the generation of employment in the countryside and the re-use of existing buildings.

Cllr Anstey proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** that the application be supported under Option 3 as there would be little visual impact on the local setting and no other concerns are raised.

Lawful Development Certificate (For Information Only)

15/10537 THE INGLE, FRYERN COURT ROAD, BURGATE SP6 1NG

Outbuilding

Current Planning Appeals

15/10580 18/03/2015 SEQUOIA FARM, PUDDLESLOSH LANE, TINKERS CROSS, FORDINGBRIDGE, SP6 1NH

Miss S Fletcher

ENF/APP Without planning permission, the installation of two structures, namely metal shipping containers

Current Enforcement Notices

QU/15/0037 Land to the rear of KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE, SP6 1LX

Type of breach: Unauthorised Change Of Use (other) – domestic use of land

EN/01/0486 AVONSIDE FARM, SOUTHAMPTON ROAD, SP6 2JT

Type of breach:

- 1.) u/a mobile home and vehicle storage; and
- 2.) u/a conservatory and ancillary building works to u/a mobile home

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

CONS/15/0482 21 Bridge Street, Fordingbridge, SP6 1AH

- 1) 1 x Ash tree - Fell to ground level.
- 2) 1 x Chestnut tree - Fell to ground level.

CONS/15/0490 Parsonage Farm, Green Lane, SP6 1JT

Fell 3 conifers

CONS/15/0496 Oaktree Cottage, Bickton Lane, Bickton, SP6 2HA

Fell 1xWhitebeam Tree

CONS/15/0413 21 BARTONS ROAD, SP6 1JD

Fell 1 x Fir Tree

Reason for work - Over-dominant/shade, Potential direct damage to structures

Tree Works noted by Members

Decision – No Objections

9. To consider any Licensing Act 2003 applications

Our Ref:	TEN 5786 / LICTE/15/03244 - PW
Date:	19 May 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	12/06/2015 18:45:00 to 12/06/2015 23:00:00
Premise Address:	Fordingbridge Junior School Fordingbridge Junior School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Rachel Reeves
Event Details:	PTA Event - 110 Persons Friday 12 June 2015 (18:45-23:00hrs) Sale of Alcohol & Regulated Entertainment

Our Ref:	TEN 5802 / LICTE/15/03410 - SW
Date:	27 May 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	03/07/2015 19:00:00 to 06/07/2015 16:00:00
Premise Address:	St Marys Church, Church Street, Fordingbridge
Applicant Details:	Jean Elizabeth Groves
Event Details:	Church Festival Sale of alcohol 3rd July to 6th July 2015 19:00hrs to 16:00hrs 120 persons

Licensing Act 2003 - Minor Variation Premises Licence (S41A)

Premises: AUGUSTUS JOHN THE AUGUSTUS JOHN, 116 STATION ROAD, SP6 1DG

Ref: LICPR/05/00557

Addition of films as a licensable activity 11:00hrs to 23:00hrs Monday to Sunday.

10. To note any items of correspondence

- Hampshire CC - Hanging Basket Licence Approved

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

The Clerk reported on a meeting of the North West Quadrant of the New Forest NPA held on Monday 8th June 2015 and advised members of the following items:

- The NPA would be organising Planning training for Councillors in September – it is hoped that this will be held in Fordingbridge.
- Revised draft national Park Management Plan consultation – comments invited until 22nd June
- Proposed National Park Building Design Awards – launching in July 2015
- New Forest NP Local Plan Review – consultation document to be sent in September
- Family Trees Project – Free trees to mark special occasions planted to create new woodlands – Parish Councils requested to advise of potential sites
- Pound Bottom Update

Cllr Connolly reported that he had been advised that an application had been received by The Camping and Caravanning Club for a Certified Site at Tinkers Cross Farm, Fordingbridge. Members discussed this and raised concerns over the suitability of the site for this use as this is currently agricultural land which is not level and slopes down to a River. The access to the site is also of concern, although without details it is difficult to ascertain this. Town Clerk to write to Camping and Caravanning Club.

Cllr Fulford reported that unauthorised works had taken place at Butts Lawn Farm and New Forest DC are investigating.

The Clerk briefly summarised the Prior Approval process, particularly for the new change of Use permitted development and advised on the meaning of outcomes of applications, Prior Approval Not Required, Prior Approval Granted or Prior Approval Refused.

12. To note the date of the next meeting as Wednesday 8th July 2015.

The meeting closed at 9.10pm