

**FORDINGBRIDGE TOWN COUNCIL**

**Minutes of a meeting of the Planning Committee held on Wednesday 11<sup>th</sup>  
February 2015 at 7.30 pm. in the Town Hall  
(Minutes subject to approval at the next meeting of the Committee)**

**Present:** Cllr Fulford – Chairman  
Cllrs Hale, (A) Wilson, Perkins, Paton & Adams

**In attendance:** Debbie Vine, Asst Town Clerk  
Geoff Kimmings, The Fordingbridge Society  
Mr Smith

**1. To receive any apologies for absence**

Apologies were received from Cllrs, Connolly, (G) Wilson, Lewendon, Anstey and Earth

**2. To receive any Declarations of Interest**

None Received

**3. To confirm the minutes of the meeting held on 14<sup>th</sup> January 2015 and report any matters arising**

Cllr (A) Wilson proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the Minutes of the meeting held on 14<sup>th</sup> January 2015 be signed as a true record.

No matters arising.

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

No matters raised by members of the Public

**5. To report any results on Planning Applications**

**14/11672 WHITS END, 92 WHITSBURY ROAD, SP6 1LA      Mr Colebourn**  
Single-storey side extension  
**Granted Subject to Conditions**

**14/11562 FORDINGBRIDGE BUSINESS PARK, ASHFORD ROAD, SP6 1BD**  
**Linwood Park Ltd**  
Removal of Condition 5 of Planning Permission 05/85963 to allow change of use  
**Granted Subject to Conditions**

**14/11630 AGRICULTURAL LAND AT BOWERWOOD ROAD, SP6 3BP**  
**Mrs Moulard**

Agricultural Barn  
**Withdrawn by Applicant**

**Tree Works**

**TPO/0041/14 LAND OF MARL COTTAGE, MARL LANE, FORDINGBRIDGE**  
T2 Individual Tree situated on eastern boundary of Marl Cottage  
**Confirmed**

**Schedule of Enforcement Notices**

**01/0486 AVONSIDE FARM, FORDINGBRIDGE**

1. Mobile Home 2. Conservatory

Injunctive proceedings and awaiting appeal decision

**6. To Consider new Planning Applications**

**14/11777 FORMER REDBROOK FILLING STATION, RINGWOOD ROAD, SP6 2ET**  
**Fordingbridge Town Council**

Temporary Siting of 2 storage containers (For Information only)

Noted by Members.

**15/10012 26 PARSONAGE PARK DRIVE, SP6 1QS**

**Mr & Mrs Smith**

Single Storey front extension

Cllr Fulford reported that the property is situated in a residential built up area of the town occupying a long narrow curtilage and had been extended to the rear in previous years.

The proposal is to remove the bay window at the front of the property and built a small single storey pitched roof extension extending across the front of the property. The external materials to be used will match with the existing build and as the property is set back from the highway it will have no adverse impact on the area and is not detrimental to neighbours.

The Fordingbridge Society have no objections.

Cllr Adams proposed and it was seconded by Cllr (A) Wilson and therefore **RESOLVED** that the proposal be supported under Option 3 as the proposal is consistent with the street scene and there is no impact on neighbouring properties.

*Mr Smith left the meeting*

**15/10021 17 ST GEORGES ROAD, SP6 1ER**

**Mr & Mrs Cheevers**

Single storey rear extension with roof light; fenestration alterations

Cllr (A) Wilson reported that the property is situated in a residential built up area of Fordingbridge. The property had a small rear extension built in 2005 which did not extend the full width of the property and the proposal now is to extend the existing shower room to create a larger shower/bathroom, removing one window which forms part of the existing shower room to provide an entrance to the bath area and also a window alongside from the garden room which will be bricked up. There will be a new window to the side of the existing shower room to replace that which is being removed, which will not impact on neighbouring properties. All building materials used will match the existing property.

The Fordingbridge Society have no objections.

Cllr (A) Wilson proposed and it was seconded by Cllr Paton and therefore **RESOLVED** that the proposal be supported under Option 3 as the extension does not affect the character of the property or impact on the street scene or neighbouring properties.

**14/11743 HARLEYS, 1 SHAFTESBURY STREET, SP6 1JF**  
Use as garden and supervised play area; pergola smoking area

**Mr Ashford**

Cllr Hale reported that the site lies within the built up area of Fordingbridge in the Fordingbridge Conservation Area and Primary Shopping Frontage. It is an established bar on the corner of Shaftesbury Street, Market Place and Provost Street, though has recently changed name and ownership. The proposal follows three previous applications and the serving of an Enforcement Notice. The Enforcement Notice was served requiring the removal of pergolas, decking, smoking shelter, fish pond, wall and picket fence together with the cessation of the use of the land as a garden area. The paraphernalia has now been removed from the site, which is in a poor visual state, although the portion of yard area closest the premises is tidier and in use as an outdoor smoking area. The site has a very close relationship to residential land uses to the south and west.

The proposal is similar to proposals previously refused. It is proposed to erect a timber pergola for use as a smoking shelter, children's play equipment, tables and chairs and for use of the rear curtilage as an outdoor area in association with the main premises. It is proposed to utilise the children's play area from 08:00 to 21:00 and the remainder of the yard between 08:00 and 23:00. It is noted that the ownership of the premises has changed since previous applications were refused. However, the proposal is very similar to previously refused proposals and the main issues remain the impact the pergola would have on the character and appearance of the Fordingbridge Conservation Area and the effect of the wider proposal on the living conditions of the occupiers of surrounding residential properties from noise.

It was noted by Members that the proposed pergola would not have a perspex roof but would be timber framed with a timber roof. It was also noted that it was the intention to supervise the children's play area. Members also considered the facilities available at other pubs in the town, the Crown does have an outside area for smoking although not suitable for children to play, and the George also has an outside area and seating outside by the river, in proximity to residential properties.

The Fordingbridge Society indicated that they would be in favour of a reduction in the children's play area time to 20.00 hrs and the smoking area to be cleared and cleaned by 23.00 hrs to limit after hours noise.

After further discussion Members were mindful of a need to temper the needs of a business against those of local residents.

Cllr Fulford proposed and it was seconded by Cllr Perkins and therefore RESOLVED that the application be supported under Option 3 but there are concerns about likely noise and disturbance to residents, therefore it is suggested that the children's play section be closed at 20.00 hrs and only the smoking section left open, which should be cleared and cleaned before 23.00 hrs to limit disturbance to residents as happened during previous ownership.

**15/10074 42 PEALSHAM GARDENS, SP6 1RD**  
Single storey front extension; fenestration alterations

**Mr & Mrs Parker**

Cllr Perkins reported that the property is situated in a built up residential area of the town where the majority of properties had already carried out similar extensions to the front of their properties. It is proposed to remove the canopy to the front door and extend from the porch area to the kitchen window to create a porch and toilet. All materials used will match the existing.

Chairman  
11.03.15

The Fordingbridge Society have no objections.

Cllr Hale proposed and it was seconded by Cllr Adams and therefore RESOLVED that the proposal be supported under Option 3 as it blends with the existing building and has no adverse impact on the street scene or neighbouring properties.

**14/11680 27 HIGH STREET, FORDINGBRIDGE SP6 1AT (Amended Plans) RBS**

Display 1 non illuminated fascia sign; 1 non illuminated hanging sign; 1 wall mounted name plate (Application for Advertising Consent)

Cllr Hale reported that following refusal of the initial application amendments had now been submitted which addressed original concerns raised by both the Conservation Officer and the Town Council.

1. The proposed fascia sign would be similar to the existing sign and would be appropriate to the existing frontage, appropriate to the location and does not have a detrimental impact on the Conservation area.

2. The proposed projecting sign has been reduced in size and would only project 47cm from the wall and the bottom of this sign would be 3.4 metres above the footpath. Highways have confirmed that that the footway at this location has an approximate width of 1.5 metres and therefore the edge of the sign and the kerb exceeds the minimum required by the highway authority of 750mm.

The Fordingbridge Society has no objections.

Cllr Fulford proposed and it was seconded by Cllr (A) Wilson that the application be considered under Option 1.

**Current Planning Appeals**

**14/10290 30/07/2014 Sequoia Farm, Puddleslosh Lane SP6 1NH C & F  
Gourmet Farm Foods Ltd**

Continued siting of mobile home for temporary period of 3 years for an agricultural worker

(PLEASE NOTE, A NUMBER OF COMMENTS RECEIVED REGARDING THIS APPLICATION HAVE BEEN REMOVED FROM THE NFDC WEBSITE AS THEY DID NOT INCLUDE THE COMMENT MAKER'S NAME AND ADDRESS)

**14/11262 17/12/2014 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH C & F  
Gourmet Farm**

Retention of quail house

**14/11161 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH Miss  
Fletcher**

Continued siting of mobile home for temporary period of three years for an agricultural worker

**Tree Works** - Details can be viewed on the web site at : [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)

TPO/15/0067 GREENWAY, 16A WAVERLEY ROAD, SP6 1EX

Reason for Work: To allow light into property and reduce sail effect in crown.

Proposed Works: T1 - Oak - Crown raise to approx. 4 metres and crown thin by approx. 30%.

Noted by Members

## 7. To consider any Licencing Act 2003 applications

Our Ref:	TEN 5601 / LICTE/15/00433 - SW
Date:	16 January 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	06/02/2015 18:45:00 to 06/02/2015 22:30:00
Premise Address:	Fordingbridge Junior School Fordingbridge Junior School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Rachel Reeves
Event Details:	Quiz Night - Adults only Sale of alcohol and regulated entertainment 6th February 2015 18:45hrs to 22:30hrs 80 persons

Noted by Members

## 8. To receive an update in respect of the Neighbourhood Plan

The Asst Clerk distributed the Clerk's report giving a brief update to Members and the Clerk will present a full report at the March Meeting.

## 9. To note any items of correspondence

The Appeal Hearing for application No 14/11262 Sequoia Farm, Puddleslosh Lane, SP6 1NH, Continued siting of mobile home for a temporary period of three years for an agricultural worker will be heard on the 9<sup>th</sup> April 2015 at the Town Hall.

Written submissions in respect of application No 14/11262 Sequoia Farm, Puddleslosh Lane, SP6 1NH, Retention of the Quail House are required by 4<sup>th</sup> March 2015. Clerk and Chairman to agree in advance written submissions for both appeals.

Cllr Fulford requested members to familiarise themselves with procedural issues for appeals.

Notification had been received via NFDC of use of land at St John's Farm, Stuckton Road for a proposed Camping and Caravanning event to be held between 24 June-3 July 2016. The land is adjacent to the cemetery. There were no objections/comments to the event received from members but the Asst Clerk to confirm whether the event is this year and not 2016.

Planning Committee 11.02.15

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

Cllr Fulford reported that Planning Officers had visited the site at Sunnyside at the top of Marl Lane to try and make contact with the owners and establish what the container was for.

11. To note that date of the next meeting as **Wednesday 11<sup>th</sup> March 2015**

The meeting closed at 9.00 pm

Chairman  
11.03.15