

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th November 2014 at 7.30 pm. in the Town Hall

Present: Cllr Fulford, Chairman

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

In attendance: Debbie Vine, Asst Town Clerk

Tim Denne, the Fordingbridge Society

Colin Burt

1. To receive any apologies for absence

Apologies for absence were received from Cllrs (G) Wilson &, Perkins

2. To receive any Declarations of Interest

The following Declarations of Interest were received:

Cllr Connolly for agenda item 14/11422 - Will report on the application, remain in the meeting but not vote.

Cllr Lewendon for agenda item 14/11368 – he will leave the meeting and not vote.

3. To confirm the minutes of the meeting held on 8th October 2014 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 8th October 2014 be signed as a true record.

Matters Arising

Minute No. 4 – To receive any matters raised by Members of the Public – No update. Clerk to respond to Mr Burt as soon as the information has been established.

Tree Works – CONS/14/1026 The Fishing Lodge, 45 Green Lane

See results on Planning Applications

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

No matters raised.

5. To report any results on Planning Applications

14/111671 THE HUNDRED, FORDINGBRIDGE SP6 1QU

Remove and reposition internal walls and doors; reposition short staircase (Application for Listed Building Consent)

GRANTED Subject to Conditions

14/11264 EAST MILL FARM HOUSE, SOUTHAMPTON ROAD, EAST MILLS, FORDINGBRIDGE SP6 2JP

Use of 2 barns as 3 residential dwellings (Prior Approval Application)

Prior Approval not required

14/11144 2 NEW COTTAGES, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NA

Two-storey side extension
REFUSED

14/11155 12 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DN

Single-storey rear extension; side porch
GRANTED Subject to Conditions

14/11097 1 ASHBURN PLACE, FORDINGBRIDGE SP6 1FD

Single-storey side extension with roof lights; access steps
GRANTED Subject to Conditions

14/1153 59 SALISBURY ROAD, FORDINGBRIDGE SP6 1EP

Two-storey rear extension; single-storey side extension
GRANTED Subject to Conditions

14/10189 CROSSING AVON VALLEY SSSI, SOUTH OF BICKTON,
11KV Overhead electricity line (Circular 14/90 Procedure)
GRANTED Subject to Conditions

6. To consider new Applications

14/11182 6 MILL COURT, FORDINGBRIDGE SP6 1JQ

Mr & Mrs Ansell

Front porch; pitched roof to existing flat roofs; 1.8m boundary wall; parking space and dropped kerb

Cllr A Wilson reported that the property is a two storey semi-detached dwelling on the entrance of a small cul de sac of similar properties. There is a small flat roofed single storey element to the side and a modest porch to the front. The property is located on a corner plot with Shaftesbury Street and the front garden is open plan with a low picket fence running along the side adjacent to the main road. The rear garden is enclosed with a high wall which is set back from the road and in need of repair. To the rear of the property is a stream. The property is of a 1960's/70's style and therefore does not have a historic significance in the Conservation Area. The proposed alterations to the flat roof on the side elevation and the modest porch to the front would not appear out of keeping with the property and given their scale and position would not appear to have an unacceptable impact on the street scene. The boundary treatments in this area are varied with some high fences close to the footpath further along the road. The replacement of the wall would be welcomed but consideration needs to be given on any revised position of the wall. The garden to the side is enclosed with a low fence and as it is separate from the rear garden is underutilised, however it would appear that the original intent for this land was for it to be open plan as there are restrictive conditions on the original planning approval requiring any building/fencing to require consent. Increasing the rear garden by moving the wall may be acceptable but by positioning the wall within 500mm of the pavement may impact on the openness of the area.

The Fordingbridge Society have no objections and would be pleased to see the site area improved.

Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED** that the application be supported under Option 3 as the work proposed will improve and enhance the area.

14/11346 4 ASHBURN PLACE, FORDINGBRIDGE SP6 1FD

Mr Robson

Front conservatory and single storey front extension

Cllr A Wilson reported that the property is a detached bungalow in a small gated cul de sac of detached dwellings. A double garage is sited to the front . There are high fences on the boundaries with high hedges to the south east. The level of the land declines from the house to the south.

The neighbouring properties are sited sufficient distance from the proposed extensions so that they would not be adversely impacted.

There are already large patio doors to the front of the property where the small extension is proposed and therefore this element would not look out of keeping to the property which would almost appear as a large bay window.

The proposed conservatory is lightweight in structure and set back from the road it would not appear to have a significant adverse impact on the property or the street scene, especially as the UPVC frames would match the Golden Oak colouring of the existing openings.

Cllr Fulford queried why this was not allowed under permitted development.

The Fordingbridge Society have no objections.

Cllr A Wilson proposed and it was seconded by Cllr Connolly and therefore **RESOLVED** that the application be supported under Option 3 as there is no adverse impact on the street scene or amenity.

14/11278 Land adjacent to 2 NORMANDY WAY, SP6 1NW

Avon Valley Properties Ltd

House; access; parking

Cllr Fulford reported that the application site is located on a small cul-de-sac branch of Normandy Way which currently gives access to six existing detached two storey dwellings and a small block of flats. The application site is an open area of land located on the east side of the access road, adjacent to No 2 Normandy Way, and it lies within the outer part of The Conservation Area and the Built-Up Area Boundary.

The dwelling is designed in three main parts. The pair of gabled elements contain the main living rooms to the north side and a garage to the south side. The line of the frontage towards the south allows a parking space to be formed between the garage and the road. A third element is a linking flat roofed stair hall which links the roofs and gives access to the habitable rooms internally. The topography allows the dwelling to be partly three storey, with the lowest storey partly dug into the ground. This lowest level, level 1, gives access to the rear garden. This level is smaller in plan than the upper levels and contains a living room and a utility/plant room. There are both external and internal staircases to connect this level to the upper levels. Level 2 is the main entrance level from the road. The rear is above ground level and is shown with a small balcony overlooking the garden. Level 3 is the top storey and has a small recessed balcony from the stair well.

The proposed dwelling is of a very different design to the other houses, which although not identical are of a similar design. It is noted that the proposed dwelling is set no further forward than the existing dwellings, however the curtilage comes round behind the neighbouring property towards the drainage area.

There have been representations from a number of residents with regard to the ecological impact this building would have on what is currently an area of open space. The Ecological report carried out has raised questions concerning the potential risk to breeding birds and

has found evidence of reptiles in relatively large numbers and these would need to be relocated or held. Care would also need to be taken not to pollute Sweatsford Water. Although the proposed dwelling is outside the Flood Zone area, the land is already quite wet and careful consideration would be required as to how surface water would be dispersed and where soakaways would be placed.

Other concerns raised relate to parking and 2 Normandy Way would be overlooked from the proposed balcony area, with a potential loss of light.

Members felt that this was further erosion of open space which had been deliberately left when Normandy Way had been built.

The Fordingbridge Society does not object to the proposal of the site in principle, however the size and design of the property needs to be in keeping with the other properties, parking needs to be re-thought and drainage carefully considered.

Cllr Connolly proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED** that the application be refused under Option 4 due to the adverse effect on local ecology and further depletion of open space.

14/11352 MARL COTTAGE, MARL LANE SP6 1JR

Mr & Mrs Liddiard

Front fence; walls; gates

Cllr Fulford reported that the property is a detached dwelling situated on the outskirts of Fordingbridge outside of the built-up area and therefore in an area designated as Countryside outside the New Forest. The access to the property is via a narrow un-made road. The boundary treatments to the front consist of high hedges. A large outbuilding is sited close to the access. A number of large trees are located on the boundary. The main consideration would be the impact on the character and appearance of the area. Due to the location of the site it is considered unlikely to result in a significant impact on the amenities of the occupiers of surrounding residential properties. The proposal is to erect a green chain link fence but to retain the hedging behind. The fencing would therefore be softened by the mature planting and would not appear obtrusive. The proposed gates and brick walls would be set back from the front boundary to allow for a visibility splay. Whilst the walls and fence would be fairly harsh they would not be positioned hard on the boundary and with high fences opposite would not appear out of keeping in this location.

Mr Burt, Architect, advised that he was due to meet with the Tree Officers the following day to discuss the TPO which has been made on one of the Oak Trees due to the impact of the wall on the root system.

The Fordingbridge Society have no objections.

Cllr Anstey proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED** that the application be supported under Option 3 as there was no adverse impact on the lane and security was provided to the property, subject to the tree issue to being satisfactorily resolved.

14/11343 SURMA VALLEY, SALISBURY ROAD, BURGATE SP6 1LX

Mr Randall – Pickwick Estates Ltd

Boundary Fence & Posts; removal of boundary wall

Cllr Hale reported that the proposal relates to demolition of a modern breeze block and render wall forming the southern boundary of the car park area for the Surma Valley Restaurant (a Grade II Listed Building), to the north of Fordingbridge. The wall adjoins an open field to the south, with the car park area of Burgate School beyond. The defective

breeze block wall would be replaced with a post and rail fence and beech saplings to become a 2M high beech hedge. The proposal affects a Grade II listed building, it cannot be deemed permitted development as it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building. The wall is clearly in need of replacement and the proposed form of boundary treatment is unlikely to have any adverse impact upon the setting of the listed building, openness of the countryside or upon adjoining amenity.

The Fordingbridge Society have no objections.

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** that the application be supported under Option 3 as the fence and hedge feature will enhance the area of the Grade II listed building.

14/11368 CORTINA, FRYERN COURT ROAD, BURGATE, SP6 1NG **Mr & Mrs Butt**
Single storey rear extension

Cllr Lewendon left the meeting having declared an interest.

Cllr Hale reported that the proposal relates to a detached bungalow off Fryern Court Road, in the open countryside to the north of Fordingbridge. The area is characterised by detached dwellings within generous garden curtilages, set back from the road. The dwelling to which the application relates has been extended in the past and is constructed of red brick and concrete tiles.

The proposal is for a single storey extension to the rear with a floor space 11 sq.m. The materials of construction would be concrete tile to match existing and timber cladding. The footprint of the proposal has been reduced in size from the previous submission, in order to comply with countryside protection policies. The proposed extension combined with the previous addition complies with the 30% rule.

The Fordingbridge Society have no objections.

Cllr Anstey proposed and it was seconded by Cllr Adams and therefore **RESOLVED** that the application be supported under Option 3 as the proposed extension is in keeping with the property design and has no adverse impact on the street scene or amenity.

Cllr Lewendon returned to the meeting

14/11422 24 DUDLEY AVENUE, FORDINGBRIDGE, SP6 1HF **Mr & Mrs Jeffries**
Single storey rear extension; pitch roof to garage

Cllr Connolly reported that the property is a semi-detached bungalow situated in the built-up area of Fordingbridge. The proposal is to erect a single storey rear extension of 11.5m in depth and erect a new roof over the existing garage. The materials of construction would match those of the existing bungalow.

The erection of a hipped roof over the existing flat roofed garage has been implemented in lieu of the planning consent granted under ref. 14/10129.

The proposed single storey extension would be situated to the rear of the property and would therefore not form a prominent addition within the streetscene. However, the extension would form a significant addition to the existing dwelling, being 3m longer than the previously approved extension and whether this could be considered as overdevelopment. An objection has been raised by No 26 due to the close proximity to their boundary.

Cllr Connolly took no further part in the discussions having declared an interest, but remained in the room.

Mr Burt, Architect advised that the proposal was to provide an additional bedroom and was similar in nature to other rear extensions.

Cllr Fulford commented that the extension appeared too large for a curtilage which was not that big.

The Fordingbridge Society commented that the overall size was an issue.

Cllr Lewendon proposed and it was seconded by Cllr Hale and therefore **RESOLVED** that the application be refused under Option 4 as the proposed extension was considered too large for the site.

Cllr Connolly did not vote.

Colin Burt left the meeting.

14/11337 & 14/11338 1 LIONS GATE, HIGH ST, FORDINGBRIDGE SP6 1RN
Mr Daykin – Mckinley Consultants

Two replacement windows in west elevation & Application for Listed Building Consent

Cllr Lewendon reported that the application relates to no. 1 Lions Gate, a grade II listed building to the rear of a group of listed buildings fronting High Street, within the Fordingbridge Conservation Area. The proposal relates to the replacement of 2 no. high level windows in the rear (west) elevation of the building, with two larger casement windows with 8 panes of glass to each window to allow more natural light into the property. There is some ambiguity in the submission, as the formal description relates to the two windows previously described, whereas the plans refer to a third window in the eastern elevation. The applicant has been requested to clarify the situation, but at present the application is for replacement of the two windows in the west elevation only.

An objection has been raised by the neighbouring solicitor's office as it is felt that they would be overlooked and this could compromise client confidentiality. Members felt that this could be overcome by the installation of frosted glass.

The Fordingbridge Society have no objections.

Cllr Hale proposed and it was seconded by Cllr A Wilson and therefore **RESOLVED** that the application be supported under Option 3 to allow more natural light into the property but with the condition that frosted glass was fitted to overcome concerns of being overlooked.

At this point, 9.35pm the Asst Town Clerk advised the meeting that the Standing Orders would be suspended to allow for the meeting to continue – the meeting had exceeded 2 hours in duration.

14/11333 2-6 BRIDGE STREET, FORDINGBRIDGE SP6 1AH
Sheerin Beetle Architecture

Variation of Condition 7 of Planning Permission 11/97536 to allow amended slab levels

Cllr Lewendon reported that the site lies within the built up area of Fordingbridge in the Conservation Area and Primary Shopping Area. Permission was granted on appeal for residential development in both new build and existing buildings. In allowing the appeal, the Inspector included the following condition:

'The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment dated 18 July 2011, including the following requirements: (a) no development shall take place within 1.4 metres of the existing flood defence scheme; and (b) finished floor levels shall be set no lower than 26.14 metres Above Ordnance Datum for the new single storey dwelling hereby permitted and 26.31 metres Above Ordnance Datum for the new 2 storey house hereby permitted.'

It has been realised on commencement of works, that this condition conflicts with the details stated in drawing SBA.3051-7-3A, this drawing being one with which the development should be in accordance. This drawing details the correct floor levels and subject to clarification from the Environment Agency, varying the above condition (by exchanging 26.31m AOD with 26.06m AOD) is acceptable.

Members accepted that this is an error which has now come to light but were concerned that any amendments protected all properties. They felt that as the development was underway NFDC should ensure any necessary amendments were safe and complied with.

The Fordingbridge Society have no objections.

Cllr Connolly proposed and it was seconded by Cllr A Wilson and therefore **RESOLVED** that the application be supported under Option 5 but ensuring safe levels to protect all properties.

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)

14/10162 01/08/2014 Sandledeane, 159 Station Road SP6 1DF

**Steve Palmer
Building**

(NB: Proposed Legal Agreement)

Detached three-storey dwelling; one pair of semi-detached three-storey dwellings; demolition of existing; detached garages & associated parking; new access

14/10699 07/08/2014 Land of 2 St Georges Road, SP6 1ER

Mr Gale

House; parking; bin store

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

CONS/14/1132 BICKTON ASH, BICKTON LANE, SP6 2HA

Fell 1 x Cypress

Reason for Work – Dying/decline

TPO/14/1226 4 BURGATE FIELDS, FORDINGBRIDGE SP6 1LR

Beech tree - Crown reduction by 2 metres.

CONS/14/1232 Rear Communal Garden of Blue Valley Mews SP6 1FB

1) - Willow Tree - Thin throughout the crown by no more than 30%. Remove dead wood.

2) - Willow Tree - Pollard back to previous pollard level and reduce heavy branches overhanging the river and garden and remove dead wood.

TPO/0041/14 LAND OF MARL COTTAGE, MARL LANE, FORDINGBRIDGE

Made because it is considered that premature removal or extensive pruning of the trees would result in the loss of an amenity to the local environment.

Members noted tree work applications

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 5473 / LICTE/14/07255 - SW
Date:	24 October 2014
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	14/11/2014 19:00:00 to 14/11/2014 23:00:00
Premise Address:	Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Heather Clare Bellinger
Event Details:	Fundraising Quiz Night Sale of alcohol 14th November 2014 19:00hrs to 23:00hrs 200 persons

Our Ref:	TEN 5447 / LICTE/14/06774 - PW
Date:	06 October 2014
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	15/11/2014 17:00:00 to 15/11/2014 22:30:00
Premise Address:	St Mary's Church Hall St Marys Church Hall, Church Office, 62 Church Street, Fordingbridge, SP6 1BE
Applicant Details:	Jennifer Davis
Event Details:	Quiz Night -100 Persons Saturday 15 November 2014 Sale of Alcohol (17:00-22:30 hrs)

Our Ref:	TEN 5484 / LICTE/14/07374 - SW
Date:	29 October 2014
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	28/11/2014 23:00:00 to 30/11/2014 01:00:00
Premise Address:	Harleys, 1 Shaftesbury Street, Fordingbridge, SP6 1JF
Applicant Details:	Julian Schofield
Event Details:	Extension of hours 28th to 30th November 2014 Sale of alcohol, regulated entertainment and late night refreshment 23:00hrs to 01:00hrs 150 persons

Members noted the Licensing applications.

8. To discuss consultation on revision to Local Planning Application Requirements

Papers relating to this had been circulated to Members. Mindful of the time, Cllr Fulford requested that Members e mail their comments to her in order that a reply could be formulated.

9. To agree an approach to HCC for funding of the Neighbourhood Plan

Cllr Connolly advised Members that funding and assistance was available for the formulation of the Neighbourhood Plan and that Fordingbridge was one of the few towns which had not yet submitted theirs. It was AGREED that a request should be made for funding. Clerk to implement.

10. To note any items of correspondence

Sequoia Farm – A letter had been received from the NFDC Planning Enforcement officer confirming that the tent had been removed and as there was no breach of planning rules the file would be closed.

Aldersholt Surplus Stores – East Dorset Planning Application 3/14/0516/FUL. The Council had submitted comments in respect of this application following the July Planning Meeting. East Dorset District Council confirmed that the application had been granted with conditions. <http://planning.eastdorset.gov.uk/online-applications>

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

The Clerk made no report and there was no other relevant planning business.

12. To note the date of the next meeting as 10th December 2014

The Meeting closed at 09.50 pm