

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 16th January
2013 at 7.30 pm. in the Town Hall**

Present:

Cllr Fulford - Chairman

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

In attendance:

Miss D Vine, Asst Town Clerk

Mr G Kimmings, Fordingbridge Society.

1. Apologies

There were apologies from Cllrs Price & Shering

2. To receive any Declarations of Interest

None received

3. To confirm the minutes of the meeting held on the 12th December 2012 and report on any matters arising

Schedule of Outstanding Enforcement Notices – NPA

01/0486 Avonside Farm, Southampton Road – It was noted that this would be dealt with as a correspondence item on the agenda.

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

No public present

5. To report any results on Planning Applications

12/99324 10 Brympton Close, Fordingbridge SP6 1DW

Single storey front,side & rear extension

GRANTED subject to conditions

12/99365 Forest View, Fryern Court Road, Burgate SP6 1NE

Miss Williams

Extension to existing stable block to form foaling box

GRANTED subject to conditions

12/99366 Forest View, Fryern Court Road, Burgate SP6 1NE

Miss Williams

Manege

GRANTED subject to conditions

12/99362 Parsonage House, Green Lane, SP6 1JT

Mr & Mrs Bartlett

Retention of tree house and decking; rope bridge;zip wire

GRANTED

12/99519 Land at Bowerwood Road, Fordingbridge

Agricultural barn for livestock (Agricultural Prior Notification)

Details not required to be approved

12/99322 31 Salisbury Street, Fordingbridge SP6 1AB

Mr Simsson

Continued display of 3 non-illuminated window vinyls

(Application for advertisement consent)

GRANTED (advert)

12/99399 2 Charnwood Drive, Fordingbridge SP6 1LE

Mr Keith Shearing

Single storey rear extension

GRANTED Subject to conditions

12/99396 59 Station Road, Fordingbridge SP6 1JP

Mr A Donnelly

Freestanding waste store

GRANTED subject to conditions

APPLICATION for conversion from preliminary consent to full consent prior to entry to the Pharmaceutical list in respect of premises at Fordingbridge Surgery, Bartons Road, Fordingbridge SP6 1RS

Approved by HPCT

Tree Works

TPO/12/0555 Green Lane House, 17 Green Lane, Fordingbridge SP6 1HT

T1 – Walnut – Crown Lift to 5 meters over car park and cut back branches to allow 2 meters separation from the building.

T2 – Sycamore – Crown lift to 5 meters over car park

GRANTED

6. To consider new Planning Applications

12/99495 5 Brympton Close

Mr & Mrs Cobb

Single storey side extension; covered link to garage; garage extension & pitch roof

Cllr Lewendon reported.

The application site is a detached bungalow that is sited within the built up area of Fordingbridge. at the end of a small cul de sac.

The relevant issues that need to be taken into consideration are the impact upon the character and appearance of the area and the amenities of the neighbouring properties.

The proposed side extension would be set back from the front elevation of the property by approximately 10m and would extend into the side garden area of the property closer to the existing garden shed and garage by about 4m. The proposed addition would respect the gable form of the bungalow and because it is set back within the cul-de-sac it is not thought that this addition would appear imposing or out of keeping with the surrounding development.

In terms of the proposed alterations to the garage, it is proposed to increase the width of the existing garage and replace the flat roof with a pitched roof.

It is also proposed for a covered link connecting the garage to the proposed side extension. This would be an open structure that would have a tiled roof. Views of this would be restricted from the street because of the existing garage, and it is not considered that this addition would be detrimental to the visual amenities of the area either.

The only neighbouring property to be impacted upon would be No 6.

number 6. but due to the positioning of the side and link extension it would not adversely affect them. The garage is within close proximity to one of the side windows within number 6, however this window is not sited directly opposite the existing garage.

Cllr Lewendon's main concern was that the conversion of the garage and the blocking up of the existing garage doors would end any use as a garage and it was not entirely clear what the garage would be used for. There was concern from other members that the proposal did not end up becoming a habitable building within the cartilage. It was noted that there had been no objections raised.

There was no objection from the Fordingbridge Society.

It was proposed by Cllr Lewendon and seconded by Cllr Connolly that the application be supported under Option 1 but expressing a concern that the blocking up of the garage doors would end any use as a garage and there was no intention to use it as a habitable building. 7 in favour, 1 abstention. Carried.

12/99554 11 Pealsham Gardens
Single storey rear extension

Mr & Mrs Skinner

Cllr (G) Wilson reported.

The property is a semi detached property sited in a cul de sac within a built up area of Fordingbridge. The proposal is for a single storey extension on the rear elevation, abutting the side boundary with the other half of the semi, no 10 Pealsham Gardens. The extension would have an overall height of 3.5m with pitched roof, and would extend out 3m from the rear wall of the existing dwelling.

Members' immediate concern was the effect on the amenity of No 10, as the extension would be twice the height of the existing fence and as the property faces due south it would result in loss of light. Although it does not affect the street scene the extension would be out of character with the neighbouring and surrounding properties. It was noted that there were no recorded objections from the neighbours but a lack of officer case notes made it difficult to know whether the neighbour had been fully consulted.

The Fordingbridge Society objected on the basis of loss of light to No 10.

It was proposed by Cllr (G) Wilson that the application be supported under Option 1 but the proposal was not seconded. A counter proposal was made by Cllr Fulford and seconded by Cllr Connolly that the application be refused under Option 4 due to the impact on the light and amenity of the neighbouring property. 6 in favour, 2 abstentions. Carried.

Tree Works

TPO/12/0622 – 6 Falconwood Close, Fordingbridge SP6 1TB

T4 – Ash- Fell – Extensive Fungus

Noted by Members.

7. To consider any Licensing Act 2003 applications

13/00149 – 10/02/13 17.30-23.00hrs New Forest Live, Town Hall, 63 High Street
Sale of alcohol and regulated entertainment.

13/00150 - 10/03/13 17.30-23.00hrs New Forest Live, Town Hall, 63 High Street
Sale of alcohol and regulated entertainment

13/00147 – 14/04/13 17.30-23.00hrs New Forest Live, Town Hall, 63 High Street
Sale of alcohol and regulated entertainment

13/00391 – 08/02/13 19.00-22.30 hrs Fordingbridge Junior School, Penny's Lane
Quiz Night – Sale of alcohol

Noted by Members.

8. Consultation – “Speaking at NPA Planning Meetings”

An e mail from Steve Avery, Direct of Park Services had been circulated to Members for consideration. It had been suggested by another Parish Council that the one minute 'right of reply' should be extended to Parish Councils in the same way as it applied to applicants and other interested parties speaking at NPA Planning meetings. This would allow speakers to

come back with any final comments before a vote/decision was taken. It had been further suggested that in return for this Parish Councils could be limited to the standard three minutes that apply to other applicants or interested parties, rather than unlimited time allowed at present. Members felt that this proposal was far more democratic and therefore AGREED that the Clerk should respond positively to the suggestion put forward.

9. To note any items of correspondence

01/0486 Avonside Farm – Members considered the request from Paul Hocking, Enforcement Manager to support further injunctive action concerning the unauthorised mobile home and AGREED to reply supporting the work of the enforcement agency in what they do.

Affordable Housing Contributions from Developers – A response had finally been received on the 21st December 2012, to the Clerk's request dated 29th August 2012 Seeking clarification concerning a "review" which had taken place concerning information upon which financial contributions were based.

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

Nothing to report.

11. To note the date of the next meeting as 13th February 2013

The meeting ended at 20.55 pm