

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th December 2012 at 7.30 pm. in the Town Hall

Present:

Cllr Connolly – Acting Chairman

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

In attendance:

Miss D Vine, Asst Town Clerk

Mr G Kimmings, Fordingbridge Society.

3 members of the public

1. Apologies

There were apologies from Cllrs Fulford & Shering

2. Declarations of Interest

Cllr Adams declared an interest in Planning Application 12/99371

Cllr Lewendon declared an interest in Planning Application 12/99362

Cllrs (A) Wilson and D Price declared an interest in Planning Application 12/99396

3. To confirm the minutes of the meetings held on the 13th November 2012 and any matters arising

It was proposed by Cllr Perkins and seconded by Cllr Price that the minutes of the meeting held on the 13th November 2012 be signed as a true record. All in favour.

Carried.

Matters arising

There were no matters arising.

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

Members of the public who were present wished to comment on Planning Application 12/99396.

5. To report any results on Planning Applications

12/98985 Land at Bickton, Ringwood Road SP6 2EY

Mr B Jackson

Continued siting of free range chicken house

GRANTED subject to conditions

12/98960 New Farm, Midgham Road, SP6 3BX

Mr R Huzzey

(Proposed legal agreement)

Conversion of agricultural buildings into 2 holiday lets and ancillary games room

GRANTED subject to conditions

12/99291 The Burgate School, Salisbury Road SP6 1EZ

Mr Pover

Two storey front extension

GRANTED subject to conditions

Tree Works

TPO/12/0470 6 Bruyn Road, Fordingbridge SP6 1QZ

T1 Beech Tree – Fell

GRANTED

TPO/12/0481 9 Orchard Gardens, Fordingbridge SP6 1BG

G1 Silver Birch – Fell

GRANTED

TPO 0030/12 Land of Middle Burgate House, Salisbury Road

T1 Monkey Puzzle

TPO Made

Schedule of Outstanding Enforcement Notices – NPA

03/0945 Hill View Farm, Blissford

u/a mobilehome

INJUNCTIVE action being pursued

01/0486 Avonside Farm, Southampton Road

u/a residential mobile home, u/a storage and repair of vehicles, u/a importation of waste

u/a conservatory, dwarf brick wall enclosing base of mobile home, brick steps up to mobile home, hardstanding.

FURTHER injunctive action being considered

6. To consider new Planning Applications

Cllr Adams left the room

12/88371 Middle Burgate House, Salisbury Road

Mr Currie

Two-storey side extension; single storey front extension

Cllr Anstey reported

The application site consists of a large detached house, situated in the countryside at Burgate. The property is sited on the A338 and has fields to the north and rear of the site. There is a small industrial unit that abuts the southern boundary and beyond that residential properties. There is a cottage on the opposite side of the road to the site.

The existing dwelling is late Victorian/early Edwardian, of brick construction with slate roof, has a hipped roof with projecting gable to the front and rear and a gable element to the side. There is a similar gable projecting out from the rear elevation which it is intended to remove as part of the proposal. There is a modest porch to the front. The proposal is to erect a two storey side extension on the south elevation of the existing dwelling and single storey front extension. Contrasting material are proposed and it is intended to render the first floor of the side extension and the retained rear gable.

From the plans it would appear that the proposed extensions are not sympathetic to the existing property in form or detail. The two storey side extension appears disproportionate and the proposed materials do not match the existing house. Due to the location of the property, the proposed extensions would not impact on other properties, however in CS2 the design quality would appear not to be met. The property is also subject to policy CO-H2 and there appears to be a discrepancy in the calculations for floorspace which would place the proposed extensions outside policy. The proposals provide a mix of brick and render with elements of glazing giving the property a contemporary twist.

After discussion and due consideration Members felt that, although in principle the proposed extension was sound, the main area of concern was that the materials were not in keeping with the existing building and that at present the application was contrary to policy CO-H2.

The Fordingbridge Society objected on the grounds that the proposed materials were not in keeping with the existing building.

It was proposed by Cllr Anstey and seconded by Cllr Lewendon that the application be refused under Option 2 on the grounds that the proposals were not in line with current policy. All in favour, Carried.

Cllr Adams returned to the meeting

12/99321 31 Salisbury Street
Use as personal wellness studio (Use Class D1)

Mr Simsson

Cllr Connolly reported.

The application is made retrospectively for use of an A1 (retail) premises as a personal health clinic/centre for weight loss and fitness purposes. The sue sought will involve one to one and one to two consultation/coaching sessions, with limited fitness equipment.

The site lies within the conservation area but the proposed use does not involve any physical alteration to the building and will not cause harm to the heritage asset or adjoining amenity. The majority of other units fronting Salisbury Street are retail. Although generally Members were of the opinion that they would prefer to see a retail outlet, the proposal under D1 still retains a commercial use and will add service to the local population. It was noted that other retail properties within the town still remain empty.

There was no objection from the Fordingbridge Society.

It was proposed by Cllr Connolly and seconded by Cllr Lewendon that the proposal be supported under Option 3, as it adds a service to the local community. All in favour, Carried.

12/99322 31 Salisbury Street
Continued display of 3 non illuminated window vinyls (Application for Advertisement Consent)

Mr Simsson

Cllr Connolly reported.

Three buff coloured vinyl advertisements have been applied to the glazed apertures at the front of the property. These provide privacy for clients and also advertise the business. It was felt that they have little impact on the amenity.

There was no objection from the Fordingbridge Society.

It was proposed by Cllr Connolly and seconded by Cllr Hale that the application be supported under Option 3 as they provide privacy and do not impact on surrounding properties. 8 in favour, 1 abstention, Carried.

12/99366 Forest View, Fryern Court Road
Manege

Miss Williams

Cllr Hale reported.

The proposal complies with policy CO- R10. It is proposed to install the manege in the north east corner of a large plot of land close to the stable block. This was considered to be the most level area and where land drainage can be improved. Minimal excavation will be required to erect the post and rail fencing and install a sand and fibre surface. The manege is unobtrusive.

There was no objection from the Fordingbridge Society.

It was proposed by Cllr Hale and seconded by Cllr Lewendon that the application be supported under Option 3 as there is no impact on the surrounding area and is in keeping with rural activities. All in favour, Carried.

12/99399 2 Charnwood Drive

Mr Keith Shearing

Cllr (G) Wilson reported.

The property is a detached house situated at the entrance to a small residential cul-de-sac in a well established built up area of Fordingbridge. The proposal is a single storey extension attached to the rear of the existing garage. The proposed extension would be 7.3m long and would extend past the rear elevation of the existing house by 4.3m with overall height of 3.7m with a dual pitched roof. It will be set off the side boundary with No 4 by approx. 1.5m. As the extension is to the rear of the existing garage it should not impact on the streetscene.

The proposed extension would result in built development along most of the side boundary with the neighbouring property, No 4, but the impact should be mitigated by the siting of the extension in relation to the boundary, and coupled with low eaves and roof pitching away is unlikely to be overbearing. It is understood that an objection originally raised has now been withdrawn.

There was no objection from the Fordingbridge Society.

It was proposed by Cllr (G) Wilson and seconded by Cllr Connolly that the application be supported under Option 3 as this type of development was in keeping with the character of a built up area. All in favour, Carried.

12/99362 Parsonage House, Green Lane

Mr & Mrs Bartlett

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

Cllr Perkins reported.

This is a retrospective planning application. The structure is well hidden within the curtilage of the property. There was no information concerning the measurements and therefore Members felt was difficult to make an informed decision without this, but had no objection in principle. It was noted that there had been one letter of objection.

There was no objection in principle from the Fordingbridge Society.

It was proposed by Cllr Perkins and seconded by Cllr Anstey that this application be supported under Option 1 in the absence of sufficient information. 8 in favour, Carried.

Cllr Lewendon remained in the room but did not comment or vote.

12/9936 59 Station Road
Freestanding waste store

Mr A Donnelly

Cllr Connolly reported

The application is for the construction of a freestanding clinical waste store. Clinical waste will be contained within sealed backs and within a sealed bin. There is currently a large clinical waste wheelie bin in situ and the intention would be that the timber structure would obscure this from view and provide a more secure form of storage. It was noted that letters of complaint had been received and Miss Cartwright, present at the meeting reiterated concerns she had raised with NFDC regarding Health, Safety and environmental issues. Mrs Wood, also present at the meeting had raised the issue of collection times, distance between the fence and the store and security as the enclosed store would provide a platform for anyone wishing to access the gardens of properties nearby.

Cllr Connolly advised that permission for 3 wheelie bins had already been granted but the owners just wanted them enclosed, therefore if permission was refused they could just leave the bins visible anyway, and that the proposal was within planning policy. Miss Cartwright advised that the height of the bins was less than the height of the fence at the moment, but the height of the structure would be much higher.

It was proposed by Cllr Connolly that the application be supported under Option 1 but the proposal was not seconded. A counter proposal was made by Cllr Lewendon and seconded by Cllr Hale that the application be refused under Option 2 as it was not sited in the best possible place and consideration should be given to moving the site nearer to the rear entrance. 6 in favour, 1 abstention, Carried.

Cllrs (A) Wilson and Price remained in the room but did not comment or vote.

Members of the public left the meeting.

Tree Works

TPO/12/0525 3 Ashburn Place

TPO 76/02 Oak – reduce lowest lateral branch to 2m stub

Reason for work – decay and infection

TPO/12/0555 Green Lane House, 17 Green Lane

Walnut (T1) – Crown lift to 5m to create min 2m clearance between foliage and building.

Sycamore (T2) – Crown lift to 5m

Lawson Cypress (G1) – Reduce by approx. 3m

Lawson Cypress (G1) – Create min 1.5m clearance from roof

Ash (T3) – Create 2m clearance from dwelling and nearest foliage

Cypress (T4) – Create 2m clearance from dwelling and nearest foliage

Hazel (T5) – Cut back from wall to create 0.5m clearance

Reason for work – clearance between foliage and building and to allow access to the car park.

Noted by Members

7. To consider any Licencing Act 2003 applications

05/00210 – Co-operative, 38-50 High Street

Minor variation to internal layout of store.

12/08477 – 26/01/2012 18.30-22.30hrs St Marys Church Hall SP6 1BE

Barn Dance, sale of alcohol

12/08534 – 13/01/2013 – 17.30-23.00hrs Town Hall, Fordingbridge SP6 1AS

Concert with pay bar – sale of alcohol and regulated entertainment.

8. To note any items of correspondence

Nothing to note.

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

Nothing to report.

10. To note the date of the next meeting as 16th January 2013

The meeting ended at 20.35 pm