

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday, 9th May 2012 at
7.30 pm. in the Town Hall Council Chamber**

Present:

Cllr Fulford - Chairman

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

In attendance:

Mr G Kimmings, Fordingbridge Society

Ms K Mason, Town Clerk

7 Members of the Public

1. Apologies

There were apologies from Cllr Price

2. Declarations of Interest

Declarations of interest were received from:

Cllr Perkins – Appl 12/98591

Cllr (G) Wilson – Appl 12/98576

3. To confirm the minutes of the meeting held on the 11th April 2012

It was proposed by Cllr Connolly and seconded by Cllr Hale that the minutes of the meeting held on the 11th April 2012 be signed as a true record. All in favour. Carried.

4. To report any matters arising

There were no matters arising.

5. To report any results on Planning Applications

12/98457 37 Elmwood Avenue Mr P Clarke

Single-storey rear extension

GRANTED with conditions

12/98458 8 Ashford Close Mr C West

Single-storey rear extension; roof lights

GRANTED with conditions

12/98327 Highlands, Fryern Court Road Mr C Passam

Stable and hay store

Application WITHDRAWN

12/98312 Fryern Court, Fryern Court Rd Mr Fane

Roof repairs to main house and stables following fire damage; chimneys repairs; raise roof height on south elevation; new dormers to east & north elevation; fenestration repairs and alterations to all elevations; new porch to east elevation; construction of 4 buttresses on north elevation of west wing.

GRANTED with conditions

12/98313 Fryern Court, Fryern Court Road Mr Fane

Roof repairs to main house and stables following fire damage; chimney repairs; raise roof height on south elevation; new dormers to east & north elevation; fenestration repairs and

alterations to all elevations; new porch to east elevation; demolition of single-storey extension on north elevation; construction of 4 buttresses on north elevation of west wing; internal alterations to ground floor to form new kitchen, boot room, ante room, family room, back hall and cloakroom; internal alterations to first and second floors to form new bedrooms and bathrooms (Application for Listed Building Consent)
GRANTED with conditions

12/98307 Crown Inn, 62 High Street Enterprise Inns PLC
Internal fire precaution work (Application for Listed Building Consent)
GRANTED with conditions

Appeal decisions

APP/B1740/C/11/2166542 Land opposite Fairmile, Whitsbury Rd Miss Snart
Stationing of a mobile home for an agricultural worker for a temporary period of three years; installation of a packaged sewerage treatment unit.

Appeal DISMISSED

APP/B1740/F/11/2157217 Old Manor House, 53, Salisbury Road Mr B Wenham
Replace south-east door with a window (Application for Listed Building Consent)

Appeal DISMISSED

Enforcement

NFNPA - EN/01/0486 Avonside Farm, Southampton Road
u/a mobile home; u/a conservatory and ancillary building works to u/a mobile home (formerly 05/0560)

Injunction sought.

6. To consider New Planning Applications

Cllr Perkins entered the meeting.

12/98430 Land adjacent Reeder Close & Flaxfield End Mr P Crocker
1 block flats; 1 pair of semi detached houses (outline permission application with details only of access)

Cllr Fulford reported. This planning application is made in outline with details only of access to be considered at this stage.

The site is rectangular, mainly grass with trees around the perimeter and a collection of small outbuildings. There is no residential property on the site. The rear gardens of the neighbouring residential properties back onto the application site and the site directly fronts onto an area of green open space and car parking courtyard.

The surrounding area is residential; predominately terraced two storey dwellings, some residential flats in the area and semi-detached dwellings and is within the built up area. Additional buildings within this area would create overdevelopment and a loss of open space.

The application proposes four dwellings, two pairs of houses and a single building with two flats. There are two means of access which could be used: via Reeder Close or via Flaxfield End. Both are currently cul-de-sacs and linking them would make a through road which

could potentially increase traffic. At the end of both roads there are currently safe areas for children to play on open space and when gaining access to the play area in Flaxfield End. Increased traffic would diminish that.

There have been neighbour objections to the application sent to NFDC. Mr Sprake spoke of concerns about increased noise, lack of privacy, excess surface water problems, diminished open space provision and tree felling. Mr Trim, representing the Westmills Management Ltd, advised that part of the open space was in their ownership. To date they had not been approached by the applicant regarding plans for access across the open space.

The Fordingbridge Society objected to the application on the grounds of overdevelopment.

It was proposed by Cllr Fulford and seconded by Cllr Connolly that the application be refused under Option 4 for the following reasons:

- Overlooking properties – loss of amenity
- Access proposals will cause danger to children (near an existing play area) and diminish current open space provision
- Overdevelopment

A small number of dwellings would be preferable that didn't overlook adjoining properties

All in favour, Carried.

12/98576 45 Elmwood Avenue
Single Storey rear extension

Mr Deacon

Cllr (G) Wilson reported. Cllr Wilson advised that although she was a customer of the applicant, who was a hairdresser, she did not know her personally and did not have a pecuniary interest in the application.

The property is a link detached dwelling that is sited within the built-up area of Fordingbridge. This application is for a single-storey rear extension at the rear of the dwelling and would protrude into the rear garden area by approximately 5.5m. The eaves, ridge height and materials would match that of the host property and the design is in keeping.

With regards to neighbour amenity it is considered that the property which would be impacted upon the most is the neighbouring dwelling number 43. This property is currently screened by a thin hedgerow to the rear approximately 2m in height. The proposed extension would result in a significant amount of built form adjacent to the boundary of No 43 resulting in some loss of light to a small area of this property's garden from the afternoon onwards. It will not, however, be unduly overbearing.

The Fordingbridge Society had no objections.

It was proposed by Cllr Fulford and seconded by Cllr Adams that the application be supported under Option 3 as the design is in keeping with the host property and would not therefore have a harmful impact upon the character and appearance of the area. All in favour, Carried.

12/98601 16 Bedford Close,
Two storey side extension

Mr Bromley

Cllr (A) Wilson **reported**.

The property site is a semi-detached house in a small cul-de-sac characterised by dwellings of a similar size and design within the built-up area of Fordingbridge. The application is for a single-storey and two-storey side extension.

The single-storey double garages that are in situ will be demolished and replaced with a two-storey side addition. Attached would be a single-storey extension that will serve as a garage. The proposed accommodation is required for the applicants disabled son. The extension will be linked to the main property by a door at ground floor level.

The appearance of the property will be significantly altered and will make a semi-detached property a terrace of three. This will alter the street scene although the property will remain in character with the neighbouring properties in design. There will be no loss of privacy for No 18 or undue loss of light. There have been no neighbour objections.

The Fordingbridge Society had no objections.

It was proposed by Cllr (A) Wilson that the application be refused under option 4. This proposal was not seconded.

It was proposed by Cllr Anstey and seconded by Cllr Connolly that the application be supported under Option 3 as the design is in keeping with the host property and would not therefore have a harmful impact upon the character and appearance of the area. It is recommended that a condition is attached to any consent given ensuring that this extension remains ancillary to the dwelling house. Cllr (A) Wilson against, all other members in favour, Carried.

12/98591 Pilgrims, 4 Provost Street **Mr David Carson**
Use as 2 flats; create new front door; bi-fold doors

Cllr Lewendon reported.

The premises is in the conservation area of Fordingbridge and is currently a single dwelling.

The proposal is to subdividing the existing dwelling to form 2 flats. Externally there is proposed a new front door. Internally, the property has 4 floors. The middle two floors will be turned into separate flats with the attic (currently a bedroom) and cellar used for storage respectively. Bi-fold doors will be placed in the kitchen of the ground floor flat at the back onto the garden area. There have been no neighbour objections.

The Fordingbridge Society had no objections.

It was proposed by Cllr Lewendon and seconded by Cllr Adams that the application be supported under Option 3 as there will be no impact on the amenities of neighbouring Properties and there is a shortage of this type of accommodation in the centre of Fordingbridge. All in favour, Carried.

12/98635 Studio North, Fryern Court Road Mr & Mrs Woodrow
Replace first floor windows (application for listed building consent)

Studio North is a Grade 2 listed building, was built as an Artists studio in 1934 and converted to a home in 1970. The property was designed and built by Christopher Nicholson for the artist Augustus John and originally formed a floating first floor structure on concrete posts. It still has its original open rural aspect and enjoys far reaching views across the surrounding countryside.

The application seeks Listed Building consent to replace first floor windows. The Conservation Officer has been consulted but to date no report has been issued.

Consent has already been granted for essential repair and refurbishment work which was carried out to the building in 2010. and approved work carried out to the building included secondary glazing to the first floor windows.

The original windows were metal single glazed windows by Crittal with secondary glazing added at a later date to improve the thermal performance of the building.

The single glazed windows in metal frames suffer badly with condensation and the addition of secondary glazing has not reduced the condensation that occurs on the frames and glass. In cold weather this condensation is significant forming on both the glass and the metal frame with ice forming on the inside of the window. Rust is forming on the metal and the runoff of water is damaging the original timber floor and will be soaking into the fabric of the building.

The proposal is to replace the original Crittal windows at first floor with double glazed thermally broken aluminium windows from a range by Alitherm which have very narrow frames developed from sizes based on the original Crittal W20 range of metal windows. The secondary glazing will be removed.

The Fordingbridge Society had no objections.

It was proposed by Cllr Fulford and seconded by Cllr Perkins that the application be supported under Option 3 as necessary to preserve the fabric of the building. All in favour, Carried.

7. To consider NFDC Section 106 Developer Contributions – Draft guidance note.
It was AGREED to discuss this at the next Planning Committee meeting on 23rd May 2012.

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

Affordable Housing Contributions - Members discussed the allocation of affordable housing contributions as set out in NFDC 106 agreements which had been brought to their attention by Mr I Lemon of the Old Manor House, Church Street following the refusal of his planning application for an eco house at 24 Church Street by the NFDC Planning Committee.

Members agreed that a review by NFDC, due to have taken place in the spring of 2011 as stated in the Advisory Note on the Implementation of the Core Strategy CS15, had not taken place. This had left the contribution levels to be paid for affordable housing contribution out of step with current economic housing market conditions.

It was AGREED to write to NFDC expressing the concern of the Council that this could deter house builders from building affordable homes in Fordingbridge.

Diamond Jubilee ‘Party in the Park’ celebration – Steve Bailey briefed members on the current arrangements to date for the celebration on 2nd June 2012 in the Recreation Ground.

9. To note any items of correspondence

Temporary Events Notice - St Mary's Church, Church Street
Music week, sale of alcohol. 30th June 2012, 1900 – 2230 hrs

Noted by members.

Application for inclusion in the pharmacy list

Premises in vicinity of Fordingbridge Surgery, Barton's Road, Fordingbridge by Community Pharmacies (UK) Ltd.

GRANTED

Diamonds of the New Forest

Members were asked to nominate a person who has made an outstanding contribution to the community of Fordingbridge to join NFDC Chairman Cllr Alexis McEvoy at a reception on 19th June at Appletree Court, Lyndhurst. It was AGREED to nominate someone at the next Committee meeting on Wednesday 16th May.

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 23rd May 2012.

The meeting ended at 9.15 pm.