

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 11th December 2013 at
7.30 pm. in the Town Hall**

Present:

Cllr Fulford – Chairman

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

In attendance:

Ms K Mason, Town Clerk

Mr G Kimmings, Fordingbridge Society

1. Apologies

There were apologies from Cllrs Buchanan, Connolly & Lewendon

2. To receive any Declarations of Interest

Cllr Perkins declared an interest in application 13/11360 as the applicant is a customer.

Cllr Perkins declared an interest in application 13/11382 as the applicant is a neighbour.

3. To confirm the minutes of the meeting held on the 13th November 2013 and report on any matters arising

It was proposed by Cllr Price and seconded by Cllr Perkins and **RESOLVED:** that the minutes of the meeting held on 13th November 2013 be signed as a true record.

Matters Arising

There were no matters arising.

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

No public comments received.

5. To report any results on Planning Applications

13/11036 33 Bridge Street SP6 1AH

Single Storey rear extension

GRANTED with conditions.

Mrs Drayton

13/11201 Forde Gallery, 43, High St, SP6 1AB

Shop front (Application for Listed Building Consent)

GRANTED with conditions

Mr & Mrs Christopher Harris

13/11221 Honeysuckle Cottage, Bickton Lane SP6 2HA

Raise roof height of detached outbuilding

GRANTED with conditions

Mr & Mrs W Zeibots

13/11101 Glasshouse Studios, Fryern Court Rd, SP6 1QX

Two buildings for light office use (Use Class B1) (Outline application with details only of appearance & landscaping)

GRANTED with conditions

Micamati

13/11205 Oaklands Manor, Marl Lane SP6 1JR

Widen door between kitchen & conservatory; remove wall between master bedroom & bedroom 2 (Retrospective) (Application for Listed Building Consent)

GRANTED with conditions

Mr Chambers

13/11245 Burgate Farmhouse, Salisbury Road, SP6 1LX Mrs Bennett
Retention of boundary fence
GRANTED with conditions

13/11268 Land at Bowerwood Road, Fordingbridge Mrs D Mouland
Agricultural workers dwelling for temporary period of three years
GRANTED with conditions

13/11267 Land at Bowerwood Road, Fordingbridge Mrs D Mouland
Agricultural building to house livestock
GRANTED with conditions

6. To consider new Planning Applications

13/11360 Greenways, Bowerwood Rd, SP6 3BP Mrs M Quicke
Detached double garage

Cllr Perkins declared an interest but remained in the room to speak and vote.

Cllr Perkins reported.

The property is a detached house, situated within a small group of houses in a rural setting. The proposal is for a detached double garage of a timber construction with tile roof and cropped gables on the side elevations. The garage is to be situated side on to the rear boundary of the neighbouring property Braeside, and is set 5m off the neighbour's boundary.

A previous application for a garage in a similar location to what is currently proposed, was refused in 2008 on the grounds of its siting and excessive size and height, which would be visually intrusive and inappropriate in its setting to the detriment of the character and appearance of the countryside. Together with the proposed access and turning area, it would have a harmful impact upon the outlook and amenities of occupiers of the neighbouring property, Braeside.

This decision was upheld at appeal. The inspector stated that the position of the proposed building would appear freestanding and not obviously associated with its host or the other dwellings. Although it is a barn style design and its location was within the curtilage of Greenways, it would appreciably increase the extent of built development in the countryside and thereby erode its rural character. The inspector ruled that the proposal would harm the rural character and appearance of the countryside and also included in his reasons the impact on the living conditions of the occupants of Braeside, on the grounds that it would have caused adverse visual intrusion, together with noise from vehicles using the gravel drive which would cause disturbance to the neighbour.

The current proposal does not appear to address the concerns of the previous refusal and appeal decision. The proposed garage would still be set away from Greenways, but would be closer to the rear boundary of Braeside.

The height of the proposed garage has been reduced by a metre and re-orientated in an attempt to reduce the visual impact to the occupiers of Braeside, but the garage is still excessive in size and height, and likely to be visually intrusive to the occupiers of Braeside.

The positioning of the garage makes the gravel drive necessary but this formed part of the reason for refusal of the previous application, and was echoed in the appeal decision.

The proposed siting of the garage, away from the dwelling was determined as being harmful to the rural character and appearance of the countryside in the appeal decision. This also has not been addressed.

Members acknowledged that the supporting statement states that the height is necessary to provide the appearance of a traditional barn, and a lower height would require the use of larger concrete tiles.

The Fordingbridge Society objected to the application as they considered it inappropriate in it's size and position close to the neighbouring property.

It was proposed by Cllr (G) Wilson and seconded by Cllr Hale and **RESOLVED:** that the application be recommended for refusal (Option 2) as it is too close to the neighbouring property, too high and out of character with the rural character and appearance of the countryside. Cllr Adams abstained, all other Councillors in favour.

13/11366 Forde Gallery, 43, Salisbury St, SP6 1AB
New shop front

Mr & Mrs C Harris

Cllr Fulford reported.

The property is a grade II listed building standing at the end of a terrace fronting Salisbury St, Fordingbridge, within the Conservation Area.

The property comprises of a shop on the ground floor with a shop-front facing onto the main high street area, and the remaining upper levels are used as residential accommodation. Immediately adjacent to the site to the south is the UR church, and on the north side are residential properties at 45A, 45B and 45C Salisbury Street, which are listed buildings.

This application seeks planning permission for a new shop-front, which has already been granted Listed Building Consent.

The proposal is to replace the existing modern shop-front with one of a more traditional appearance. The loss of the existing shop-front and its replacement with one of a better design is supported by members.

The current ground floor commercial frontage with a door on the left and a display window on the right are recessed from the pavement on a diagonal plan. The pavement is narrow at this point and the highway outside is busy with all types of road traffic.

The proposed alteration to the shop front puts a new glazed door at the centre, flanked with matching display windows on each side, conforming to traditional shop front design during the same era as the origins of the building. The current scheme has been amended to show the door to recessed and set back in a traditional style as the pavement is narrow at this point but this does not allow space of the small fanlight originally suggested by the Conservation Officer in the previous application. A large fascia board covers two supporting beams and the application states it is not be reasonable to insist on the removal or reduction in depth of the existing fascia board in order to fit the fanlight.

Members queried the provision of the window to the right side of the shop front, which was subject to planning permission 13/10373, to be made into a door. That permission indicated that the door opened onto a corridor which accessed the living area at the back of the building. According to the plans submitted with this application it is drawn to provide 2 doors into the shop area which seems

excessive considering the [small] floor space of the shop premises. No corridor is marked on the plan. The Clerk to request further information from NFDC, Development Control.

The Fordingbridge Society considered that in view of the conflicting plans regarding the second door there was not enough information to make a decision.

It was proposed by Cllr (A) Wilson and seconded by Cllr Anstey that the application be supported under Option 5 leaving the decision to NFDC Officers under delegated powers.

A counter proposal was made by Cllr Perkins and seconded by Cllr Adams and **RESOLVED:** to support the application under Option 3 as the proposal will not impact on the character and appearance of the listed building within the Conservation Area. Against: Cllrs Anstey, Hale & (A) Wilson. All other Councillors in favour.

13/11444 16 Dudley Ave, SP6 1HF

Mr & Mrs Stanley

Single-storey rear extension; pitched roof over garage; fenestration alterations

Cllr Hale reported.

The property is a semi-detached bungalow situated in the residential area of Fordingbridge. The neighbouring property is a 2 storey dwelling.

The proposal is to build a single-storey rear extension which will extend the existing kitchen area and utility room, together with an additional bedroom and shower room. The garage which currently has a flat roof will be pitched and there will be 3 roof lights placed over the kitchen area.

The existing space between the property and the neighbourhood boundary will remain. The neighbouring property currently has a single storey extension.

The Fordingbridge Society had no objections.

It was proposed by Cllr Adams and seconded by Cllr Anstey and **RESOLVED:** that the application be supported under Option 3 as acceptable development.

13/11479 19 Victoria Rd, SP6 1DD

Mr & Mrs Ruark-Davis

Single-storey front & side extension

Cllr Anstey reported.

The property is a semi detached two storey dwelling in an area of Fordingbridge where there are a mixture of styles and sizes of properties.

The land drops down from the road to the house. An attached garage is positioned to the front of the property and opens at the front boundary and is linked to the house with a single storey attachment.

The front garden is enclosed with a high hedge and wall. The rear garden which contains a few trees and is enclosed with high fences and a wall. The neighbouring property (number 17) is set back on the plot in comparison to the host property. A high wall forms the shared boundary.

An apple tree is proposed to be removed, the drive re-surfaced, greenhouse demolished and a wall removed. The proposed alterations would be set back from the road and would not be clearly visible, therefore would not imbalance the pair of semis.

Members considered that the proposed extension would be in keeping with the host property (with matching materials) and that there would be no adverse effect on neighbouring properties.

The Fordingbridge Society had no objections.

It was proposed by Cllr (A) Wilson and seconded by Cllr Paton and **RESOLVED:** that the application be supported under Option 3 as having no adverse effect on neighbourhood amenity.

Lawful Development Certificate

13/11382 1 Provost St SP6 1AY

Mr P Straton

Continued use of land as residential curtilage (Lawful Use Certificate for retaining an existing use or operation)

Cllr Perkins declared an interest but remained in the room to speak and vote.

Members discussed the supporting evidence that the area of land indicated on the plan has been used as residential curtilage and agreed that to their knowledge this had been used for the last 60 years as a garden area.

The Fordingbridge Society had no objections.

Cllr Price abstained, all other members present voted to support the evidence presented.

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

CONS/13/1015 Avonside, Southampton Rd, SP2 2JT

Reason for Work: Horse Chestnut is dead.
Lime tree - Safety, danger to roof

Noted by members.

7. To consider any Licensing Act 2003 applications

TEN 4926 St Marys Church Hall, Church St SP1 1BE

Sale of alcohol – Skittles evening
11th January 2014 19.00 hrs to 22.30 hrs

TEN 4930 St Marys Church Hall, Church St SP1 1BE

Sale of alcohol – Burns Night
25th January 2014 18.30 hrs to 22.30 hrs

Noted by members.

8. To note any items of correspondence

Nothing to report

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 15th January 2014.

The meeting ended at 8.35 pm.