

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday, 14th
March 2012 at 7.30 pm. in the Town Hall Council Chamber**

Present:

Cllr Fulford - Chairman

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

In attendance:

Mr G Kimmings, Fordingbridge Society

Miss D Vine, Asst Town Clerk

1 Member of the Public

1. Apologies

There were apologies from Cllr Anstey.

2. Declarations of Interest

No declarations of interest were received.

3. To confirm the minutes of the meeting held on the 22nd February 2012

It was proposed by Cllr Price and seconded by Cllr (G) Wilson that the minutes of the meeting held on the 22nd February 2012 be signed as a true record subject to the following amendment.

Cllr Adams to be shown as present as confirmed by the Asst Clerk in the record of attendance register.

All in favour. Carried.

4. To report any matters arising

There were no matters arising.

5. To report any results on Planning Applications

12/98213 26 Beechwood, Fordingbridge

Single storey rear extension, first floor side extension

GRANTED with conditions

11/98115 Kingfisher Cottage, Salisbury Road

Single storey side extension, side conservatory

GRANTED with conditions

12/98175 Land outside The Crown, 62 High Street, Fordingbridge

Installation of openreach broadband cabinet (Prior notification to carry out Telecommunications Development)

REFUSED. Asst Clerk to enquire why this was refused.

12/98186 52 Allenwater Drive, Fordingbridge

Two-storey front extension, front porch

GRANTED subject to conditions

12/98148 12 Ashford Close, Fordingbridge

Two storey front extension

GRANTED with conditions

11/97751 The Old Manor House, 24 Church Street, Fordingbridge

Alterations to building to create two dwellings, associated external works

GRANTED with conditions

12/98171 23 Albion Road, Fordingbridge

Single storey side extension

GRANTED with conditions

TPO NO 33/11

Trees situated in Church Street, Fordingbridge

CONFIRMED without modification after Appeal

Cllr Fulford referred to a letter received from Richard Shering dated 12th March, a resident of Church Street who had previously applied to fell the Alder (T2) in Church Square on the grounds that it was causing damage, blocking out light and detracting from the local amenity and obstructing the view of the Church. Following refusal an appeal was made and Mr Shering, 7 other residents and Cllr Sevier attended on the 1st March 2012.

As a result of information and statements made by the Appeals panel during the meeting Mr Shering intends to submit a new application to fell the Alder tree and replace it with a Mountain Ash. He asked that the Council support his application and the Church Street residents. Copies of two other letters of objection had also been forwarded from NFDC for information. It was AGREED that the Council's previous written objections to the TPO would be re-iterated and Council's disappointment that its views did not appear to have been taken into account in support of the appeal.

APP/B1740/D/12/2168750

1 Penny's Lane, Fordingbridge

APPEAL ALLOWED and planning permission granted for detached garage, roof alterations and porch in accordance with **11/97715** without compliance with Condition 2 previously imposed on **07/91255** dated 3 January 2008.

6. To consider New Planning Applications

12/9/8298 50 Church Street

Single storey rear extension

Mrs S Hiorns

Cllr Lewendon reported

The application site is a mid terrace property that is situated within the built up area of Fordingbridge and the Fordingbridge Conservation Area. The property is a period property which is constructed from red brick and slate. Many of the properties have been extended to the rear and have also constructed front porches and replaced the traditional timber windows with UPVC. Notwithstanding these alterations, they do not detract from the traditional form of these properties especially when viewed from the front.

The relevant issues that need to be taken into consideration are the impact upon the character and appearance of the conservation area and the amenities of the neighbouring properties. It is proposed to remove the existing UPVC conservatory in situ and replace this with a flat roof addition which would extend approximately 0.4m

further into the rear garden area than the current rear addition. The majority of these properties have been extended to the rear and both neighbouring properties have flat roofed additions. The Conservation Officer has requested to be consulted on the application and their views are pending.

With regards to neighbour amenity, the proposed addition would extend approximately 1m beyond the existing rear additions at numbers 48 and 52. Number 48 has an existing flat roof single-storey rear addition which abuts the boundary with the application site however there are no side windows, and number 58 has a rear door and a two-storey addition which also has no side windows. Due to the orientations of the plots the case officer believed there would be some loss of light to these properties, however this would not be significantly greater than that already caused by the conservatory in situ. Cllr Lewendon believed the property would be enhanced by the addition.

The Fordingbridge Society had no objections.

It was proposed by Cllr (G) Wilson and seconded by Cllr Connolly that the application be supported under Option 3 as it would enhance the property and have no adverse impact on neighbouring properties. All in favour, Carried

12/98312 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; construction of 4 buttresses on north elevation of west wing.

Cllr Fulford reported

Previously the residence of the painter Augustus John.

The application site is a grade II* listed building that is sited within the countryside. The property has suffered a devastating fire which has gutted significant areas of the building. The fire spread into the C17th/C18th south range burning out entirely the roof and first floor of this part of the building. Other areas of the house were also severely damaged including the adjoining C16th and C18th ranges and overall there has been significant damage caused by water spread to dampen the fire. A listed building application has already been granted consent for clearance of fire damage and stabilization of the remaining building and these works have commenced on site.

This application seeks planning consent for: 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 construction of 4 buttresses on north elevation of west wing.

Due to the location of the property and the nature of the works the proposal would not have a greater impact upon the amenities of the neighbouring properties. With regards to the floorspace although it is proposed to increase the amount of habitable accommodation by converting the attached barn and stable block, as these elements are attached to the building and were in situ prior to July 1982 this additional habitable accommodation would not be counted as additional floorspace for the purposes of policy. Furthermore, as it is proposed to demolish the 1930s kitchen

addition and front porch, the proposed development would not exceed the floorspace clause.

Members considered whether it is right and proper that the property is replaced as per the proposals when it is very hard to determine in every detail what the house looked like prior to the fire, and should it be agreed that the damaged parts be removed due to the fact that it is a listed building?

Mr Kimmings from the Fordingbridge Society stated that he felt it should be left to the professionals to deal with.

Cllr Connolly stated that as well as its historic value it is also a family home and therefore the Council should back the proposals.

It was proposed by Cllr Connolly and seconded by Cllr Lewendon that the application be supported under Option 3 due to the property's historical value and location and the fact that it would have little impact on neighbouring properties. All in favour, Carried.

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).

Supported under Option 3 as above.

Tree Works

12/0074 St Mary & St Philips Catholic Church, 15 Salisbury Rd

T1 & T1 Sycamores – Remove 1 X large basal sucker.

Noted by members

12/0072 Mulberry House, Church Street, SP6 1BE

T1 - MULBERRY - Reduce by 0.5 metres.

T2 - YEW - Reduce by 0.5 metres.

Noted by members

12/0084 10 Farriers

G1 – Sycamore – fell

Noted by members

12/0100 Church Square, off Church Street, Fordingbridge SP6 1BB

T2 Alder – Fell

Noted by members

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

Mr Bright from Bicton was seeking guidance on a planning matter and NFDC Cllr Sevier had advised him to come to the meeting. Cllr Fulford advised that as it did not relate to an application it would not be appropriate for the matter to be discussed during the meeting but she would be happy to talk to him after the meeting had finished.

9. To note any items of correspondence

Cllr Fulford reported that an appeal had been submitted to the Planning Inspectorate in respect of application **11/97537 2-6 Bridge Street, Fordingbridge** following refusal of planning permission. The application had previously been supported (not unanimous) by members, with reservations. Cllr Fulford felt that it might be prudent to contribute to the appeal and so it was AGREED that previous comments would be looked at and the matter placed on the agenda for the next meeting on the 11th April 2012 which would give sufficient time for further comments to be made before the deadline.

Information had been received concerning a planning application **NF252** relating to permission to increase permitted tonnage of composting material from 8,000 to 15,000 tonnes pa at Newbourne Farm, Rockbourne. Cllr Fulford stated that although the application related to Rockbourne, the traffic implications for Fordingbridge could be considerable and Council should seek to object if extra lorries would be coming through Fordingbridge where our buildings are already under threat. Cllr Hale advised that he was aware of the application and it had been discussed at the Parish Meeting. It was AGREED to submit an objection.

Cllr Fulford advised that the outcome of the Enforcement Appeal relating to Tinkers Cross would be discussed at the next meeting on the 11th April 2012.

Cllr Fulford reminded members that they could view the progress and outcome of appeals online.

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

Nothing to report from Asst Clerk.

Cllr (A) Wilson raised a concern over the felling of the crack willow trees at Whitsbury Road play area. Cllr Connolly advised that this had become necessary as a result of two of the trees having severe cracks in the trunks/branches with one overhanging the road in a dangerous manner with the likelihood of it being blown down if high winds were experienced again. The other trees were also poor and therefore it was decided to fell all of them. Cllr Connolly re-iterated that he did not wish to see trees felled unnecessarily and it was the intention to replace these trees with faster growing mature varieties to enhance the area.

11. To note the date of the next meeting as 11th April 2012 .

The meeting ended at 8.35 pm