

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 11<sup>th</sup> September 2013 at 7.30 pm. in the Town Hall**

**Present:**

Cllr Fulford – Chairman

Cllrs Anstey, Buchanan, Hale, Perkins, Paton & Price (A)

**In attendance:**

Ms K Mason Town Clerk

Mr G Kimmings, Fordingbridge Society.

5 members of the public

#### **1. Apologies**

There were apologies from Cllrs Adams, Connolly, Lewendon, (A) Wilson & (G) Wilson.

#### **2. To receive any Declarations of Interest**

Cllr Anstey declared an interest in application 13/11071.

#### **3. To confirm the minutes of the meeting held on the 11<sup>th</sup> September 2013 and report on any matters arising**

It was proposed by Cllr Anstey and seconded by Cllr Price and **RESOLVED:** that the minutes of the meeting held on 11<sup>th</sup> September 2013 be signed as a true record.

**Matters Arising**

Item 9 - To Discuss a Fordingbridge Neighbourhood Development Plan

Cllr Fulford advised members that she had discussed this with the Mayor and the outcome of their meeting would be reported at the next General Council meeting. .

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

No public comments

#### **5. To report any results on Planning Applications**

**Appeals.**

**13/10723 Land at Marl Lane, SP6 1JR**

**Mr Connors**

Use of land as gypsy site for two mobile homes; new access & entrance gates; amenity block; stable block; hard-standing & parking.

An appeal has been lodged with the Planning Inspectorate against the enforcement notice which was posted following refusal of the above planning application. The appeal will be considered by means of Public Inquiry.

It was AGREED that the Town Council would write to the Planning Inspector reiterating the views expressed to NFDC following consideration of the planning application.

#### **Highfield Farm, Midgham Road SP6 3BX**

Unauthorised stable block, change of two agricultural barns to stalls for equine use, construction of manege together with floodlights, newly erected barn and siting of static mobile home without planning permission.

An appeal has been lodged with the Planning Inspectorate against the enforcement notice which was posted following refusal of the above planning enforcement notice. The appeal will be considered by means of Hearing.

Members noted the appeal.

Appeal results

**13/10426      10 Pennys Lane**

Retention of 2m boundary fence

The appeal was allowed.

**Mr J Glucksam**

Tree Works

**TPO 0022/13      Land at Marl Lane**

A TPO was confirmed at this site.

**TPO 13/0810      18 Elmwood Ave, SP6 1DN**

Reduce crown of oak by 20%

Noted by members.

**6. To consider new Planning Applications**

**13/11098      Sandeane, 159, Station Rd, SP6 1DF      Steve Palmer Building**

3 Houses; detached garage & associated parking; new access; demolition of existing

Cllr Fulford reported.

The size of the site is 0.07 hectares and at one part of the land it falls steeply away.

The site contains an existing detached bungalow on a prominent and open site which lies on the corner of Station Road and Jubilee Road. The bungalow is set back from Station Road, and has a fully hipped roof constructed from render under a slate roof. Adjacent to Station Road and the corner of Jubilee Road, the site is bounded by a low wall but further along Jubilee Road and Jubilee Crescent, there is a high timber fence. The front garden is open, large in size and mainly laid to grass. The rear garden is relatively large in size and runs into an open grass area. The land levels change considerably on the site, to the side and rear.

Access to the site is gained from Station Road and there is a single driveway providing car parking for vehicles.

Property types in the immediate area tend to vary in style, design and appearance ranging from bungalows, chalet bungalows and two storey houses, the majority detached. The majority of the properties are detached and given the space and gaps between the buildings, their set back and soft landscaping contribute positively to the spatial character of the area.

To the rear of the site is a recent modern housing development known as Jubilee Crescent. The dwellings are all detached and whilst the density of the development is relatively higher, the dwellings still sit on large plots, and whilst the buildings are located closer together, the area differs from the character of this site and the properties fronting onto Station Road.

By virtue of the set back of the existing bungalow from the road and large gaps between the buildings and road, the site positively contributes to the character and appearance of the area and are important distinctiveness features.

The proposal is to demolish the existing bungalow and to replace it with two detached dwellings fronting Station Road, and a detached bungalow to the rear of the site fronting Jubilee Road. A detached garage is also proposed fronting Jubilee Road.

The proposed dwellings to the front of the site would be sited in a position much closer to Station Road and Jubilee Road than the existing bungalow. The existing access would be retained to serve one of the proposed dwellings, and the other two would have small front and rear garden areas. Car parking spaces for the two dwellings to the front of the site would be provided by the garage building and car parking served off Jubilee Road. The proposed bungalow to the rear would be sited close to Jubilee Crescent and would have an access driveway to the side of the building.

The proposed dwellings to the front of the site would incorporate traditional pitched roofs which run parallel with the road frontage and side gable ends. Due to the levels of the site, one of the dwellings would effectively be three storeys ( although from the street scene it would appear as a two storey dwelling).

With regard to residential amenity, the proposal would not have a detrimental effect on the living conditions of the adjoining neighbouring properties by way of overlooking, loss of light or outlook, although careful consideration would be given to the relationship of the proposed dwelling on plot 3 to No 157 Station Road.

The site is small in relative terms and the plot to the rear looks to be squeezed in. It could be considered over-development.

There were no objections from the Fordingbridge Society.

It was proposed by Cllr Hale and seconded by Cllr Anstey and **RESOLVED:** that the application be supported under Option 3 as the development was providing 3 family homes.

**12/98949**      **18-20 High Street, SP6 1AX**      **Mr P Ellis**  
Retention of 2 flats on first and second floors; 3 rooflights; entrance door

Cllr Paton reported.

This application is identical to previous applications. The applicant and NFDC have been in discussion regarding required contributions which has prevented a decision being made regarding the permission. The Town Council understands that the applicant is now prepared to make the required contributions. The Town Council previously supported the application and as no material changes have been made to the permission, reiterates that support.

There were no objections from the Fordingbridge Society.

It was proposed by Cllr Perkins and seconded by Cllr Paton and **RESOLVED:** that the application be supported under Option 3.

**13/11101 Glasshouse Studios, Fryern Court Rd, SP6 1QX Micamati**  
Two buildings for light office use (Use Class B1) (Outline application with details only of appearance & landscaping)

Cllr Hale reported.

The site is located outside the built up area of Fordingbridge in a rural locality with a small settlement of residential properties close to the site at the southern end of Fryern Court Road. Fryern Court is a narrow road with limited passing places and links with the A338.

The site comprises two large buildings with associated car parking, the site previously being used for horticulture with large glasshouses (since removed) and ancillary buildings and consent was granted back in 2004 for the conversion of one of the existing glasshouse on the site to form 10 individual offices/studios. This building is located on the northern boundary of the site adjacent to the access road.

Site access is currently gained from Fryern Court Road, between two residential properties known Avon Vale and Roxburgh.

A further planning application was granted in 2005 to demolish the existing glasshouses and to construct a courtyard building for office use ( Class B1) and this is now located to the east of the glasshouse building. The building is mainly single storey, with a two storey element centrally located on the northern side of the building.

Both buildings on the site are used for B1 offices. Over 40 parking spaces are provided to the south of the glasshouse building and around the perimeter of the brick building to the north east of the site.

This is an outline planning application for the construction of two detached office buildings (Use Class B1), associated car parking on land to the south east of Glasshouse Studios. The outline application sought details of access, layout and scale. Matters of external appearance and landscaping would be reserved for future consideration.

The proposed buildings would be sited on an area of open land to the south of the existing courtyard complex. A new car parking area is shown to be provided to the eastern rear boundary of the neighbouring residential property at Selwyn and the existing car parking area. The proposed buildings are shown as long narrow buildings forming a part 'L' shape with the remainder of the land left open with landscaping. The proposal would also incorporate greenery and landscaping into its layout.

The southern boundary is defined by a high hedge beyond which lies a public footpath. The eastern boundary is open fields where the land levels gradually decline. The proposed layout of the site has attempted to position the car parking and buildings against the backdrop of the trees and levels of the land with a central area of landscaping adjacent to the open fields and countryside to the east.

The planning application was refused consent and was rejected on one single reason on the grounds that the site is located beyond the existing built up area and settlement boundaries in an area of countryside to which general policies of restraint apply.

There has been one objection lodged citing the reasons for refusal of the planning application as listed above.

The applicant advised that the permission for the other buildings referred to the whole of the site. There was a demand in the Fordingbridge area for this type of development for business (knowledge based industries) and with that would be employment opportunities for local people. The buildings were planned to be contemporary and sustainable.

There were no objections from the Fordingbridge Society based on the fact that employment opportunities would be created.

It was proposed by Cllr Perkins and seconded by Cllr Paton and **RESOLVED:** that the application be support under Option 3 as it will provide local employment, is a good use of the land, open space will be left on the site and the buildings will be in character with the rest of the development.

**13/11071 Yew Tree Cottage, Salisbury Road, Burgate SP6 1LY Mr P Mcmanus**  
Removal of Condition 4 of Planning Permission 95/56337 to allow outbuilding to be used as live/work unit separate from main dwelling

Cllr Perkins reported.

This is a retrospective application, the applicant living in the building as a separate entity the main dwelling which is rented out.

The application relates to an outbuilding (studio) within the grounds of a two storey detached grade II listed cottage, set within a moderate plot in the countryside outside the New Forest.

The proposal is for removal of condition no. 4 applied to planning permission 95/56337, which permitted erection of a studio, as an outbuilding associated with the principle dwelling; Yew Tree Cottage. The approval was subject to a condition restricting use of the building to purposes incidental to the enjoyment of the dwelling house in the interests of the amenity of the locality and highway safety. The purpose of the application is, essentially to facilitate use of the building as a permanent and separate dwelling.

No alterations are proposed to the building itself so there is no impact upon the openness or appearance of the countryside.

The Highway Engineer has commented that as a separate dwelling would be formed the existing shared vehicular access would be required to be widened to a minimum width of 4.8 metres for not less than the first 6m from the highway boundary, which would have a visual impact, through loss of frontage vegetation.

There is no curtilage is defined for use or access by future occupiers of the development onto the A338 (a classified highway). In order to determine the acceptability of the proposal to allow the unit to operate as a separate live/work unit, the applicant has been requested by NFDC to provide details, including plans, indicating the provision of parking/turning that is to be provided. As a separate dwelling would be formed the existing shared vehicular access should be widened.

As a conversion of an ancillary outbuilding, the proposed development would be subject to contributions policy in respect of public open space, transport and

affordable housing provision. The applicant advised the meeting he was willing to enter into the requisite Section 106 agreement.

Policy CO-H1 states that new residential development in the countryside may be permitted by way of conversion of an existing building, in accordance with Policy CO-RB. Policy CO-RB1 deals with the re-use of buildings and states that permission will be granted for the re-use of buildings in the countryside for residential uses if the building is inappropriate for other uses, there is no other means of securing the building of interest or it is for use as an agricultural or forestry workers dwelling. In these respects the proposal is not a rural worker dwelling and NFDC consider the building to still be suitable for its approved use (ancillary to the main dwelling) and that it is in sound condition.

The applicant stated to the meeting that the refurbishment of the studio was in keeping with the cottage and surrounding area, with adequate parking.

The Fordingbridge Society had no objections.

It was proposed by Cllr Price and seconded by Cllr Buchanan that the application be supported under Option 3.

A counter proposal was made by Cllr Fulford and seconded by Cllr Paton and **RESOLVED:** to accept the decision made by the District Council's officers under delegated powers (Option 5). Members accepted that the application was against policy but had no objections against the application.

**NPA/98857 Mews Hill, Southampton Road, SP6 2JT**

**Mr Sweeney**

Side extension comprising conservatory. Side extension comprising garage with accommodation provided in roof void over garage. Single storey rear extension. Construction of stables.

Cllr Fulford reported.

The property is a detached, two storey chalet style building having been enlarged to create accommodation in the roof of 2 en-suite bedrooms. It is situated within the National Park Authority boundary off the B3078 to Godshill adjoining the Western Escarpment Conservation area.

The property is set in a rural setting within a garden with an adjoining paddock.

The proposal is for a side extension (conservatory), Side extension (garage with accommodation provided in roof void over garage), Single storey rear extension and separate construction of stables.

Policy DT11 of the Local Plan advises that development should not exceed 30% of the area of the dwelling as existing in 1982 when the gross internal area as 151.5m<sup>2</sup>. The proposed development will exceed this and therefore is contrary to policy. Permitted development rights do not apply to this dwelling by virtue of where it is.

The Fordingbridge Society objects to the application as it is contrary to policy.

It was proposed by Cllr Hale and seconded by Cllr Perkins and **RESOLVED:** that the application be refused under Option 4 as being contrary to policy DT11.

## **7. To consider any Licencing Act 2003 applications**

### **LICPR/05/00584 Butlers Bar & Grill, 1 Shaftesbury St**

A review has been requested by Hampshire Constabulary on the grounds of crime prevention and disorder, public safety and prevention of public nuisance.

Members discussed the review. Councillors advised that they had been approached by residents who were concerned about noise, rowdy behaviour and fighting by clientele after leaving the premises intoxicated. During the period of review it had been significantly quieter.

It was AGREED to send comments to the licencing authority.

### Temporary Events Notices

#### **Music Concert**

Town Hall, 63, High Street, Fordingbridge

13.10.13 - 17.30 to 23.00 hrs

Sale of alcohol & regulated entertainment.

## **8. To discuss a request for car parking spaces from Community Allotments Ltd.**

Members discussed the proposal made by Community Allotments Ltd to request that car parking spaces be made available from Open Space land near the junction of Marl Lane and the open space at the end of Allen Water Drive. Community Allotments Ltd were considering purchasing land in Marl Lane to turn into allotments for rent and the car parking would be necessary for allotment holders. It would prevent any additional traffic using Marl Lane.

Members did not support the proposal for the following reasons:

- there is not enough allocated open space within the parish and this would remove yet more
- the car parking would be used by other persons not just allotment holders
- the access road via Allen Water Drive was already congested with traffic
- even if car parking spaces were provided, the provision of allotments could increase traffic on Marl Lane, a bridleway
- NFDC planning Authority would not consent to open space being used for this purpose

The Clerk to advise Community Allotments Ltd of the decision.

## **9. To note any items of correspondence**

The following consultation documents are available for comment:

- NPA Draft Statement of Community Involvement (October 2013).

## **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 13<sup>th</sup> November 2013**

The meeting ended at 9.30 pm