

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th July 2013 at 7.30 pm. in the Town Hall

Present:

Cllr Fulford – Chairman

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

In attendance:

NFDC Cllr A Sevier

Ms K Mason Town Clerk

Mr T Denne, Fordingbridge Society.

80 members of the public

1. Apologies

There were apologies from Cllrs Paton & (A) Wilson

2. To receive any Declarations of Interest

There were no declarations of interest

3. To confirm the minutes of the meeting held on the 12th June 2013 and report on any matters arising

It was proposed by Cllr Lewendon and seconded by Cllr (G) Wilson that the minutes of the meeting held on 12th June 2013 be signed as a true record. All in favour, Carried.

There were no matters arising.

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

As the majority of the public present were in attendance to comment on application 13/10723, the meeting was adjourned at 7.35pm in order that groups could appoint spokespersons to speak on their behalf.

The meeting re-convened at 7.40pm.

There were no other comments from the public.

5. To report any results on Planning Applications

11/97024 Town Hall, 63, High Street

Satellite Dish

GRANTED.

Fordingbridge Town Council

11/97024 Town Hall, 63, High Street

Satellite Dish (application for listed building consent)

GRANTED subject to conditions

Fordingbridge Town Council

13/10486 9 Beacon Court, Fordingbridge

First floor side extension

GRANTED subject to conditions

Mr & Mrs S Merryweather

13/10426 10 Pennys Lane

Retention of 2m boundary fence

REFUSED.

Mr J Glucksam

- 13/10568 2-6 Bridge Street Tygwin Ltd**
Variation of Condition 6 of Planning Permission 11/97536 granted on Appeal
APP/B1740/A/12/2170445 to relocate and enlarge cycle store (Variation/Removal of condition)
Withdrawn by applicant.
- 13/10431 Camelot, Fryern Court Road, Burgate Mr B Goodman**
Single storey rear extension; conservatory and covered way
GRANTED subject to conditions
- 12/98862 Fryern Park, Upper Burgate, Fordingbridge Mr M Nutting**
Retention of 2 feed silos
GRANTED subject to conditions.
- 13/10391 27, Penny's Lane Mr John Gillanders**
Two-storey extension
GRANTED subject to conditions
- 13/10484 Barclays Bank, 16 Salisbury Street Barclays Bank PLC**
Display non-illuminated fascia sign; projecting sign; wall mounted sign; ATM surround (Application
for Advertisement Consent)
GRANTED subject to conditions
- 13/10632 Highfield Farm, Midgham Road, SP6 3BX Mr R Wilson**
Agricultural Barn (Agricultural Prior Notification)
REFUSED.
- NPA 98412 Criddlestyle, Southampton Road Mr T Sweeney**
Enclosure to swimming pool & bio mass boiler room
GRANTED subject to conditions
- NPA 98411 Criddlestyle, Southampton Road Mr T Sweeney**
Creation of tennis court including 2.75m high fencing
GRANTED subject to conditions

6. To consider new Planning Applications

- 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

Cllr Connolly reported.

The site lies off Marl Lane, a bridleway, near the junction of Puddleslosh Lane, also a bridleway, outside the conservation area. Footpath 78a runs parallel with the NE edge of the site and exits onto Marl Lane next to the gate entrance to the site.

The site comprises a rectangular field of 0.26 ha in extent situated some 200m to the north of the settlement boundary of Fordingbridge. The field is level, is laid to grass, and is enclosed with post and wire fencing. The site is within open countryside.

The site is adjoined on three sides by paddocks. On the north-east and south-east boundaries there is some hedging, whilst on the south-west boundary adjacent to Marl Lane there are hedgerow trees and shrubs. The trees are now subject to TPOs. The north-west boundary is open save for the post & wire fencing.

Access to the site is from Marl Lane, a narrow unmade private bridleway and cycle route of 3m to 4m in width (Bridleway No.780) which also provides access to a small number of residential properties along its route from Station Road in Fordingbridge to Hurley Farm to the west of the site.

Access to the site can also be gained from Whitsbury Road via Puddleslosh Lane and Marl Lane. Puddleslosh Lane is also a bridleway and cycle route. There are two public footpaths that skirt around two sides of the site, which provides a route between Marl Lane and Puddleslosh Lane. Opposite the site, on the south-west side of Marl Lane are the grounds of Forres Sandle Manor School.

The proposal sought is to use the eastern part of the land for the siting of two static caravans, the building of an amenity block, stable block, manure storage area, new entrance with driveway and hard-standing for two touring caravans with associated access. There will also be landscaping around the site boundaries.

Currently the land is occupied by two mobile homes, housing two families with a variety of commercial vehicles and two horses, subject to an enforcement order which is on hold until the application has been determined. The Planning & Access Statement which accompanies the application The land is designated within the local plan as agricultural land.

The Amenity building is a large building, 3.3m in height, made of brick and timber cladding. The stables are a separate building 3m in height with room to house 4 horses. The manure storage area is 3 x 2.5 m in size with a concrete base.

A new entrance to the site is proposed, further down Marl Lane from the current gate entrance which will be removed, on the southern edge of the site. The new entrance will have a splayed entrance and a gravel drive will then cut across half of the curtilage.

Marl Lane & Puddleslosh Lane are designated as bridleways which are highways over which the public has a right of way on foot, horseback and pedal cycle and where rights may be granted to drive animals. The few vehicles which currently use Marl Lane and Puddleslosh Lane are for exit and egress of the few properties which are situated on those routes. It is a lane which is bisected by several small bridges which are not suitable for heavy commercial vehicles.

The land is designated in the NFDC Development Plan as agricultural and this is acknowledged on the application form.

43 letters of objection have been currently received by NFDC.

The Chairman, Cllr Fulford, then outlined the Planning policy associated with the application:

1. The site is designated as agricultural land and may not be used for residential purposes except where a dwelling either temporary or permanent is associated with and necessary for an agricultural undertaking, either an existing business or one starting which gives clear evidence of viability.
2. National Government Guidance states that inappropriate development is harmful to the Green Belt and this site sits in a River Valley, an area of natural beauty which is of special importance to the local community.
3. Changes to agricultural green belt designation can only be made in exceptional circumstances and then only through the plan making process and not in response to a planning application. Forward Planning is seen as the effective way of stopping costly unauthorised occupation and reducing tensions between the settled community and travelling communities.

4. The Guidance states that Local Planning Authorities should strictly limit new Traveller site development in open country away from existing settlements OR outside areas allocated in their Development Plan.
5. Additionally, the National Planning Policy Framework supports local communities in protecting green areas of particular importance to them, through the development of Local and Neighbourhood Plans. In these, designating areas as Local Green Space will rule out any new development except in very exceptional circumstances. This type of local designation can only happen when:
 - The green space is in reasonably close proximity to the community it serves
 - Where the green area is demonstrably special to the local community and of local significance e.g. natural beauty, recreation, tranquillity, richness of wildlife
6. Some forms of development not ruled out are mineral extraction, engineering, local transport and reuse of buildings which are permanent and substantial.
7. The Framework emphasises that the planning system should contribute to and enhance the natural and local environment by
 - Protecting and enhancing valued landscapes
 - Supporting ecosystems
 - Minimising impacts on biodiversity
 - Preventing the adverse effects of pollution, noise and contamination of water
8. The quality and access to the footpaths, bridleways and byways around our town are vital to many who use them as they were intended. Heavy traffic, in terms of quantity and size of vehicle, would have a drastic effect on surfaces and be inappropriate and dangerous in narrow lanes which walkers cyclists, horse-riders and people with pets use frequently. As a Town Council we have a duty to ensure these highways are fit for purpose but we are not responsible for their upkeep so damage to surfaces is to be avoided where possible.

The Chairman then asked members for their views on the application. All members stated that they felt the application should be recommended for refusal as it was contrary to the NFDC Local Plan and National Planning Policy guidelines.

Time Denne from the Fordingbridge Society agreed with the Councillors and expressed concern about heavy traffic using Marl Lane, the visual impact of the site, potential excess noise from generators and the change of use of the land. He concluded that the land should remain as agricultural land.

Mr K Forshaw expressed concern that this application might set a precedent for other traveller sites and there was more land for sale along Marl Lane. Traffic movements have already increased and it is dangerous to ride or walk on the lane. The structure and integrity of the bridges is already in doubt and further traffic will exacerbate this.

Mr S Hall of Allenwater Drive stated that the properties in the area had a covenant that they could not park caravans at the front of their houses.

A resident expressed concern that any building work on the land could increase the risk of flooding in the area and agreed the land was totally unsuitable for commercial vehicles.

Mr P Clark asked if the travellers could remain on the site while the planning permission was being determined. The Chairman explained that permitted development allowed for the caravans to remain for 28 days in any one calendar year. This had already been exceeded. The enforcement action process by the Local Planning Authority has been started but is on hold until the planning application has been determined. If the planning application is refused then the applicants have a right of appeal. If they exercise their right of appeal then enforcement action to evict from the site will only begin after the appeal process has finished, if the appeal is refused.

NFDC Cllr Ann Sevier advised members of the public present to write their comments to NFDC Development Control, whether to support the application or not.

It was proposed by Cllr Hale, seconded by Cllr Lewendon and Resolved: that the application be recommended for refusal (Option 4) for the following reasons:

- It is against NFDC Local Planning Policy CS1, CS3 & CS16
- The site is designated in the Core Strategy as agricultural land and may not be used for residential purposes except where a dwelling either temporary or permanent is associated with and necessary for an agricultural undertaking, either an existing business or one starting which gives clear evidence of viability, which members consider this has not.
- National Government Guidance states that inappropriate development is harmful to the Green Belt and this site sits in a River Valley, an area of natural beauty which is of special importance to the local community.
- The Guidance also states that Local Planning Authorities should strictly limit new Traveller site development in open country away from existing settlements OR outside areas allocated in their Development Plan.
- Changes to agricultural green belt designation can only be made in exceptional circumstances and then only through the plan making process and not in response to a planning application. Members do not consider that this application has exceptional circumstances and agree that Forward Planning is seen as the effective way of stopping costly unauthorised occupation and reducing tensions between the settled community and travelling communities.
- The quality and access to the footpaths, bridleways and byways around our town are vital to many who use them as they were intended. Heavy traffic, in terms of quantity and size of vehicle, would have a drastic effect on Marl Lane and Puddleslosh Lane surfaces (and bridges) and be inappropriate and dangerous where walkers, cyclists, horse-riders and people with pets frequently use.

The meeting was then adjourned for 5 minutes to allow members of the public to leave the Hall.

13/10557 5 Blue Valley Mews, SP6 1FB
Conservatory

Mrs S Plumb

Members acknowledged that the applicant Mrs S Plumb was an employee of Fordingbridge Town Council having taken up post as an Information Officer from 1st July 2013.

Cllr Lewendon reported.

The property is situated at the end of a row of small dwellings, located down a private driveway just off the High Street in Fordingbridge town centre. The property has a garden area to the rear which

is surrounded by a red brick wall with mesh/ latticing and foliage above. Beyond the wall is private parking area for the occupiers of the row of dwellings.

The proposal is to erect a conservatory to the south -west elevation that would occupy the paved area that currently sits between the dwelling and side boundary wall. The conservatory would be 1.6m wide by 4.7m long, extending 1.2m past the rear of the existing dwelling. The conservatory would have a mono-pitched roof reaching 3.7m in height sloping down to 2.7m at its eaves.

Members considered that the conservatory would be tucked away at the rear of the dwelling and would have no impact on the visual amenity of the Conservation area or residential amenity.

The Fordingbridge Society had no objections.

It was proposed by Cllr (G) Wilson, seconded by Cllr Adams and Resolved: that the application be supported (Option 3) for the following reasons:

It fits in with the surrounding area and has no impact on the visual amenity of the Conservation area or residential amenity.

Cllr Price abstained.

13/10767 18 Whitsbury Road SP6 1JZ
Single-storey rear extension

Mr & Mrs S Newbigging

Cllr Anstey reported.

The property is a semi-detached house with a small front garden and long rear garden outside the conservation area. The proposal is for a single storey rear extension similar to those which have taken place in neighbouring properties. The current lean-to kitchen will be demolished and the new extension will be built off the existing dining room. The pitch roof will be 3.7m high and the eaves will not exceed 2.5m. There are no windows which overlook neighbouring properties and light is also provided by skylights.

The Fordingbridge Society had no objections.

It was proposed by Cllr Lewendon, seconded by Cllr Perkins and Resolved: that the application be supported (Option 3) for the following reasons:

It fits in with the surrounding area and has no impact on the immediate neighbours or residential amenity.

Lawful Development Certificates

13/10498 Sunflowers, Bickton Lane, SP6 2HA

Mrs Bancroft

16 solar panels to roof (Lawful Development Certificate that permission is not required for proposal)

Noted by members.

13/10387 109 Station Road SP6 1BU

Mr Barr

Single-storey extension (Lawful Development Certificate that permission is not required for proposal)

Noted by members.

Prior Notification Development (information only)

Please note: under the specific national legislation the only people who can formally comment are the neighbours and the only relevant issue for them to comment on is residential amenity. Their comments must be received by 15/07/2013.

13/10763 73, Whitsbury Road
Single storey rear extension.

Mr & Mrs R Mataitis

Noted by members.

Tree Works

CONS/13/0401

On Boundary of 6 & 10 Pembridge Road, SP6 1QJ

T6 – Horse Chestnut: Remove large limb to the west side of tree and large limb over-shadowing 6 Pembridge Road.

Reason for Work: Safety concerns

No objections from members.

CONS /13/0445

21 Bridge Street SP6 1AH

T1 Willow & T2 Willow - fell

Reason for work: Safety concerns

No objections from members.

CONS/13/0464

5 Mill Court SP6 1JQ

T1 - Conifer - Fell.

T2 - Willow - Crown lift by 2 metres.

T3 - Crown lift by 2 metres and reduce back to boundary line

Reason for work: Excessive shading and overhang.

No objections from members.

7. To consider any Licencing Act 20013 applications

Temporary Events Notices

Town Hall, 63, High Street, Fordingbridge

14.07.13 - 17.30 to 23.00 hrs

Sale of alcohol & regulated entertainment.

Noted by members.

8. To discuss Permitted Development legislation changes, June 2013.

It was AGREED that this would be an agenda item at the next Planning Committee meeting.

9. To discuss a Fordingbridge Neighbourhood Development Plan

The Clerk to check if any funding will be available. It was AGREED this would be an agenda item at the next Planning Committee meeting.

10. To note any items of correspondence

No correspondence to report.

Planning Committee 10.07.13

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

Nothing to report.

12. To note the date of the next meeting as 14th August 2013

The meeting ended at 9.10 pm