

## FORDINGBRIDGE TOWN COUNCIL

### **Minutes of a meeting of the Planning Committee held on Wednesday 12<sup>th</sup> March 2014 at 7.30 pm. in the Town Hall**

#### Present:

Cllr Fulford – Chairman

Cllrs Anstey, Buchanan, Connolly, Hale, Perkins, Price, (A) Wilson & (G) Wilson

#### In attendance:

Ms K Mason, Town Clerk

Mrs H Richards, Town Clerk elect.

Mr G Kimmings, Fordingbridge Society

5 Members of the Public

#### **1. Apologies**

There were apologies from Cllrs Adams, Lewendon & Paton.

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

Cllr Perkins declared an interest in application 14/10130.

#### **3. To confirm the minutes of the meeting held on the 12<sup>th</sup> February 2014 and report on any matters arising**

It was proposed by Cllr (G) Wilson and seconded by Cllr Anstey and **RESOLVED:** that the minutes of the meeting held on 12<sup>th</sup> February 2014 be signed as a true record.

#### Matters Arising

There were no matter arising.

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

Flower Containers – Mr I Lemon reported that two large (1x1m) plastic containers planted with flowers had been placed in Church Street, possibly to prevent parking. The Town Council confirmed that they did not have any knowledge of this. The Clerk to advise HCC Highways.

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

##### **13/11338      11 Dudley Ave SP6 1HF**

**Mr Steve Hodges**

Front and rear single-storey extensions; roof lights – Amended plans  
GRANTED with conditions

##### **13/11603      113 Station Road, Fordingbridge SP6 1BU**

**Mr J Cook**

Single storey rear extension; rear dormer in association with new second floor; front fenestration alterations.

GRANTED with conditions

##### **14/10214      24 Whitsbury Road**

**Mr D May**

Single storey rear extension (prior approval application)  
WITHDRAWN – invalid.

#### **6. To consider new Planning Applications**

##### **14/10151      14, Green Lane, SP6 1HT**

**Mr & Mrs N Astbury**

Single-storey side extension; pitched roof to existing side extension; fenestration alterations

Cllr Anstey reported.

The property is not listed, dating from the middle of the 19<sup>th</sup> century and is a brick built dwelling outside the conservation area. A flat roof side extension was added in the 1950s and a block built garage was also added on the opposite side of the building, with an asbestos flat roof, which now needs attention.

The proposal is to replace the side extension with a single storey side extension with a pitched roof. The garage will be demolished and replaced with an extension to the main dwelling which will have a pitched roof. Both new roofs will be lower than the existing pitched roof of the property. The current footprint of the building will not change.

The Fordingbridge Society had no objections.

It was proposed by Cllr Connolly and seconded by Cllr (G) Wilson and **RESOLVED:** that the application be supported under Option 3 as the proposals will enhance the building and street scene.

**NPA/14/00150 Mews Hill, Southampton Road, SP6 2JT**

**Mr Sweeney**

One and two storey extensions

Cllr Fulford reported.

The plans for this property had previously been submitted and considered by the Town Council at the Planning Committee meeting of 9<sup>th</sup> October 2013. The application was withdrawn following discussions with the planning officer.

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 was 151.5m<sup>2</sup>. The proposed development plan has been altered slightly since the previous application was submitted and now does not exceed 30% of the gross internal area.

The Fordingbridge Society had no objections.

It was proposed by Cllr Connolly and seconded by Cllr Anstey and **RESOLVED:** that the application be supported under Option 3 as it is in character with the dwelling and has no impact on the neighbouring properties.

**14/10162 Sandledene, 159 Station Rd**

**Steve Palmer Blding**

Terrace of 3 houses; demolish existing; detached garages & associated parking; new access

Cllr Fulford reported.

A previous planning application for the site, 13/11098, for 3 houses, detached garage and associated parking, new access, demolition of existing was refused by NFDC on the 12th Dec 2013.

The site contains a detached bungalow on a prominent site which lies on the corner of Station Road and Jubilee Road. The existing bungalow is set back from Station Road, and is a modest building with 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, and 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, which appears to have formed part of the recent housing development in Jubilee Crescent. The land levels change considerably on the site. Access to the site is gained from Station Road and there is a single driveway providing car parking.

The immediate area is spacious and of a relatively low density. Property types vary in style, design and appearance with a range of bungalows, chalet bungalows and two storey houses, the majority of the properties in the area are detached.

The two properties fronting Station Road located to the east are large dwellings which have their ridges running parallel with the road, and protruding bay windows, but due to their siting on a lower ground level, their presence and scale is slightly reduced. These buildings do contribute to the character of the street scene. Other properties along Station Road are different in style but the majority 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.

This planning application proposes to demolish the existing dwelling and replace it with a terrace of three two storey dwellings, incorporated into a single two storey terrace fronting Station Road, with three detached garages to the rear of the site. Additional car parking would be provided to the front of the dwellings with access from Station Road. Visually, the proposed dwelling would rise to two storeys with the ridge line running parallel to the road with protruding gable. The side elevation to plot 3 will front onto Jubilee Road.

Members expressed concern that the dwellings were not in character with the other properties in the immediate vicinity because they appear as one prominent, large building across the frontage which spans nearly the entire width of the site. They considered it was overdevelopment and an urban design in a country environment. Parking was also likely to be an issue with cars exiting from the garage area onto the narrow Jubilee Road.

Mr & Mrs Godden, (neighbours) who live at 157 Station Road were not against development on the site but expressed concern at the design, agreeing with members comments and advised that the edge of the patio area of the property closest to them would be 1.5m above their fence line because of the gradient of the site.

The Fordingbridge Society objected as they considered it was over development and out of character with the immediate vicinity.

It was proposed by Cllr Perkins and seconded by Cllr Connolly and **RESOLVED**: that the application be refused under Option 4 as it was overdevelopment and out of character with the neighbouring properties and the visual amenity of the neighbourhood.

**14/10130      30 Avon Meade SP6 1QR**  
Single-storey rear extension

**Mr & Mrs S Ogilvie**

Cllr Perkins declared an interest. He remained in the meeting but did not speak or vote.

Cllr (A) Wilson reported.

The property is a detached dwelling in a residential area of Fordingbridge, outside the conservation area. The proposal is for a single storey rear extension which will extend across the width of the dwelling. It is not overlooked by neighbouring properties.

The Fordingbridge Society had no objections.

It was proposed by Cllr Hale and seconded by Cllr Anstey and **RESOLVED:** that the application be supported under Option 3 as there is no impact on neighbouring properties.

**14/10158 Avon Meadows, Southampton Rd, East Mills, Mr & Mrs R Bailey**  
Single-storey side and rear extensions; detached carport; fenestration alterations and cladding

Cllr Hale reported.

The application seeks to add a small extension to the existing utility room (side extension), demolish the existing conservatory and add a rear extension in its place and clad the rear of the building. The existing garage will be replaced with an oak framed garage and car port.

The Fordingbridge Society had no objections.

It was proposed by Cllr Anstey and seconded by Cllr (A) Wilson and **RESOLVED:** that the application be supported under Option 3 as the proposal is in keeping with the character of the property.

**14/10222 Tudor Rose Inn, Salisbury Rd, Burgate Mr & Mrs Morey**  
Use as day nursery; 2 windows & door to rear; 1.2 metre high front boundary fence

*and*

**14/10223 Tudor Rose Inn, Salisbury Rd, Burgate Mr & Mrs Morey**  
Use as day nursery; 2 windows & door to rear; 1.2 metre high front boundary fence  
(Application for Listed Building Consent)

Cllr Connolly reported.

The property was originally a pair of cottages dating from the 16<sup>th</sup> century and has been a public house since the 1970s and has undergone many alterations in the past. The site lies within the countryside outside the New Forest and is Grade II listed. It is currently vacant following the closure of the pub last summer.

The proposal entails the change of use of the premises to a children's day nursery which will be able to accept up to 80 children aged 3 months to 5 years and will operate Monday to Friday, 7am to 7pm. Up to 25 staff will be employed and are likely to live locally. The ground floor will consist of the nursery and the first floor flat (2 bedroom) will remain ancillary to the main use.

The Childcare Development Co-ordinator for HCC has advised that currently childcare provision in Fordingbridge is not sufficient to cater for local families and parents have to travel in order to place their child in suitable childcare facilities. This is a service which is needed in Fordingbridge.

There has been one neighbour objection to removal of an amenity, ie the public house, in an area where tourism is important.

There are some internal alterations which involve adding new stud walling and new windows on a rear part of the building. A 1.2 m boundary fence will be placed at the rear of the property for safety and the landscaping will be laid out with grassed areas and a children's play area.

There are approx. 50 car parking spaces which will adequately cover staff parking and room for parents to drop off/pick up their children. The existing single access will continue to be used with a turning space inside the car park. Pick up/drop off times are staggered and it is anticipated that there will be no more traffic than previously experienced as a pub.

Mr Mulder, from the floor, expressed concerns about traffic flow. These were also voiced by Cllr Buchanan who was concerned about access and egress onto the busy A338.

The Fordingbridge Society had no objections.

For both applications:

It was proposed by Cllr Hale and seconded by Cllr Price and **RESOLVED:** that the application be supported under Option 3 as it was a good use of the building which would be maintained. Cllr Buchanan against.

**14/10299 Bickton Ash, Bickton Lane SP6 2HA**

**Mr Emmett**

Outbuilding: Relocation of shed

Cllr (G) Wilson reported.

The proposal is erect a garden room on the site of an existing garden shed and relocate the shed elsewhere within the rear garden. The building will be solely for use ancillary to the domestic dwelling and will be used for recreational purposes only.

The existing property is a listed thatched cottage set within a well tended and established rural garden setting containing a mixture of lawns, flower borders, shrubs and other hard landscaping features. None of these elements will be compromised by the proposed new garden room.

The new shed is within the curtilage of the site and does not occupy more than 50%.

The Fordingbridge Society had no objection.

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

**14/10286 Little Pixies, Southampton Road, SP6 1AP**

**Mr I Lindsey**

Detached garage/car port with room over. Demolish existing.

Cllr B Perkins reported.

The proposal is to demolish the existing detached garage and replace with a garage and car port with a room above for use as a home office.

The property is a semi-detached house with a large commercial garage on the other side.

Members commented that the plans did not include measurements although a scale was included.

The height of the new room was 6.5m, twice the height of the existing shed. They considered it was too big for the garden and compromised the rural appearance of the garden.

The Fordingbridge Society opposed the application on the grounds of its large size.

It was proposed by Cllr Connolly and seconded by Cllr Anstey and **RESOLVED:** that the application be refused under Option 4 as the proposed garden room is too large and out of context and character in comparison with the dwelling.

### **Lawful Development Certificates**

#### **14/00072 Criddlestyle, Southampton Road, SP6 2JT**

**Mr T Sweeney**

Application for a Certificate of Lawful Development for existing fishing lodge

Members were unable to add any information regarding the lawful use of the existing fishing lodge.

#### **14/10163 Cortina, Fryern Court Road, Burgate, SP6 1NG**

**Mr & Mrs Butt**

Single storey rear extension.

The application has been withdrawn.

**Tree Works** - Details can be viewed on the web site at : [trees@newforestnpa.gov.uk](mailto:trees@newforestnpa.gov.uk)

#### **TPO/14/0091 81 Allenwater Drive, Fordingbridge, SP6 1RE**

T1 & T2 Sycamore – Fell

Both in poor condition with pockets of decay

#### **R14/15/14/0158 Bridge House, 15 Bridge Street, SP6 1AH**

Fell 1 Willow and 1 Ash

For information only – no comments required

#### **R14/15/14/0011 Mews Hill, Southampton Road, Fordingbridge, SP6 2JT**

Fell Ash – Decay at base

All tree works were noted by members.

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

#### **TEN/5014/LICTE/14/01310 – SW**

14/03//2014 19.00 TO 23.00

Burgate School & Sixth Form, SP6 1EZ

Talent Show – sale of alcohol 300 people

#### **TEN/5036/LICTE/14/01564 – PW**

21/03//2014 19.00 TO 23.00

Burgate School & Sixth Form, SP6 1EZ

Talent Show – sale of alcohol 300 people

Noted by members.

#### **LICPR/14/00394 New Forest Water Park, Ringwood Road, SP6 2EY**

Application for Grant of Premises Licence (S17)

This will be heard at the NFDC Licensing Sub-Committee on 21<sup>st</sup> March at 10am. Members noted the hearing but had no comments to make.

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

Nothing to report

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

Shaftesbury St – The Chairman remarked on rubbish and other detritus which is visible from the road by the river off Shaftesbury St. The Clerk to ask advice from Environmental Health and NFDC Customer Services.

Car Wash off A338 – Cllr Perkins asked if the car wash business (hand washing of cars) at the garage off the A338 was regulated for the disposal of detergent etc. from the washing of vehicles. The Clerk to enquire.

Planning Training – The Chairman reiterated the importance of keeping up to date with the latest planning legislation and information for all members. The Clerk to email some dates for future training for all members.

**10. To note the date of the next meeting as 9<sup>th</sup> April 2014.**

The meeting ended at 9.25 pm.