

## FORDINGBRIDGE TOWN COUNCIL

### **Minutes of a meeting of the Planning Committee held on Wednesday 15<sup>th</sup> January at 7.30 pm. in the Town Hall**

#### Present:

Cllr Fulford – Chairman

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

#### In attendance:

Ms K Mason, Town Clerk

Mr G Kimmings, Fordingbridge Society

Mrs S Ullah

#### **1. Apologies**

There were apologies from Cllrs Lewendon & Paton.

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

Cllr (G) Wilson declared an interest in application 13/11602 as the applicant is a friend.

Cllr Perkins declared an interest in application 13/11603 as the applicant is a customer.

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

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

#### Matters Arising

**13/11366** Forde Gallery, 43, Salisbury St, SP6 1AB

**Mr & Mrs C Harris**

New shop front

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 the 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 requested clarification from NFDC, Development Control.

The Case Officer, Helen Jenkins agreed the plans do suggest that the 'approved doorway' will provide a second entrance to the shop space. However, as far as she was aware the applicants' intentions to implement the previous application had not changed and the area is to be a hallway leading to the living quarters as shown on the previously approved plans. She acknowledged it would have been better and clearer if the new plans had shown the previous alterations to the shop space rather than just indicating the new door, but suspected for ease of drawing the agent had chosen to show the proposals separately.

The Clerk also voiced members concerns regarding the quality of the plans accepted by NFDC and David Groom responded: *We do appreciate the issues regarding the standard of plans especially in the electronic age we live in and we do reject where minimum standards are not met. However a balance has to be made between causing work and frustrating development, contrary to government exhortations, and the interests of those viewing proposals so we cannot realistically reject all we would want to in an ideal world. Having said that, I will refer your comment to our Registration Team.*

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

Mr I Lemon advised the Committee that he was considering taking his case (concerning the review of developers contributions) against the Planning Dept. to the Local Government Ombudsman

alleging maladministration. Members sympathised with Mr Lemon and voiced concerns about the way in which the case has been handled by NFDC.

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

**13/11306 Selwyn, Fryern Court Road SP6 1NG**  
Detached garage/outbuilding  
REFUSED

**Mr Mark Smith**

**13/11307 29 Elmwood Ave, SP6 1DL**  
Single-storey side extension; car port extension  
GRANTED subject to conditions

**Mr & Mrs N Edwards**

**13/11344 Drill Hall, Bartons Road SP6 1JD**

**Fordingbridge & District  
Community Association**

Temporary siting of modular building as medical loan facility (Extension to time limit of Planning Permission 08/92263)  
GRANTED temporary permission

**13/11309 Fordingbridge Sports Club, Ringwood Rd SP6 1AN**

**Fordingbridge  
Town Council**

Sports pavilion; demolition of existing clubroom & changing rooms  
GRANTED, subject to conditions

**13/11172 Tinkers Cross Farm, Whitsbury Road SP6 1NQ**

**Miss Snart**

Variation of Condition 1 of Planning Permission 13/10295 to extend temporary siting of mobile home to 10th October 2016  
GRANTED temporary permission

**13/11098 Sandledeane, 159 Station Road, SP6 1DF**

**Steve Palmer Building**

3 Houses; detached garage & associated parking; new access; demolition of existing (amended plans)  
REFUSED

**13/11366 Forde Gallery, 43, Salisbury St, SP6 1AB**

**Mr & Mrs C Harris**

New shop front  
GRANTED, subject to conditions

#### 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)  
WAS LAWFUL

#### 6. To consider new Planning Applications

**13/11549 18-20 High Street SP6 1AX**

**Mellors Property Holding Co**

Retention of 2 flats on first and second floors; 3 rooflights; entrance door

Cllr Anstey reported

This application is the 4<sup>th</sup> application concerning the property. All applications have been identical and the Town Council has supported the development. However, there has been a problem

concerning the developers contributions which the applicant is required to make hence the number of applications.

The Fordingbridge Society had no objection to the development proposals.

It was proposed by Cllr Connolly and seconded by Cllr (G) Wilson that the application be supported under Option 1 allowing the officers to determine the application under delegated powers.

There was a counter proposal by Cllr Adams and seconded by Cllr Perkins that the application be supported under Option 3 as the development will continue to make the town viable:

For: Cllrs Adams, Buchanan, Hale, Perkins, & (A) Wilson,

Against: Cllrs Anstey, Connolly, Fulford, Price & (G) Wilson

As a result of a tied vote the Chairman used her casting vote and voted against the proposal.

It was proposed by Cllr Connolly and seconded by Cllr (G) Wilson and **RESOLVED:** that the application be supported under Option 1 allowing the officers to determine the application under delegated powers.

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

**Mr Steve Hodges**

Front and rear single-storey extensions; rooflights – Amended plans

Cllr Connolly reported.

The plans have been amended to allow changes to the roof line which runs parallel with the neighbouring property. The roof line has been slightly lowered. There are still objections from the neighbours which include the loss of parking space at the front and the blocking of winter sunshine from the immediate neighbouring property.

Cllr Hale considered that the roof could be adapted to allow more light onto the neighbouring property.

The Fordingbridge Society objected to the application as there will be a diminishing of light previously enjoyed by the neighbour. They queried why the extension could not have been put on the other side of the bungalow? Cllr Connolly advised that the architect had stated it was not possible.

It was proposed by Cllr Hale and seconded by Cllr (A) Wilson and **RESOLVED:** that the application be recommended for refusal, Option 4, as the roof could be adapted to allow more light into the neighbouring property; the current proposal was an unacceptable impact on neighbouring amenity. Cllr Connolly abstained.

**13/11602 59 Salisbury Road, Fordingbridge SP6 1EP**

**Mr & Mrs S Ullah**

Two storey side extension; rear first floor dormer; front fenestration alterations; canopy over front door; demolition of detached garage

Cllr (G) Wilson declared an interest and remained in the room but did not speak or vote.

Cllr (A) Wilson reported.

The property is a semi-detached house in a large corner plot with a separate detached garage within the curtilage.

The proposal is to add a two storey side extension, add a canopy over the front door and demolish the garage. Neighbouring properties will not be overlooked and the proposal will be 3.6m from the boundary line.

The Fordingbridge Society had no objections.

It was proposed by Cllr Connolly and seconded by Cllr Perkins and **RESOLVED:** that the application be supported under Option 3 as it will be in keeping with the character of the building and surrounding properties and there is no impact on neighbourhood amenity.

**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.

Cllr B Perkins reported.

The property is a semi-detached house fronting on Station Road with a long back garden of 24.6m which opens out onto Victoria Rd.

The proposal is to add a single storey rear extension, a rear dormer which serves the new second floor which opens into the existing roof space. An additional window is being added on the first floor on the front of the building. Other properties in the road have had similar additions.

The Fordingbridge Society had no objections.

It was proposed by Cllr (G) Wilson and seconded by Cllr Anstey and **RESOLVED:** that the application be supported under Option 3 as it has no impact on neighbourhood amenity, is a pleasant design and there are other nearby properties with similar additions. Cllr Perkins abstained.

**13/11594 5-7 Salisbury Street**

**Mr & Mrs Scriven**

Use part of first floor as residential unit; create door and windows; 4 new dormers

Cllr Fulford reported.

This is a continuing development of a Grade II listed building in the centre of Fordingbridge within the conservation area. Permission has been granted for the ground floor to be changed from Class A1 because of the work needed to the fabric of the building which would otherwise have fallen into major disrepair. Many of the original old features of the building remain.

The ground floor will house a physiotherapy business with the associated treatment rooms, reception and gym and permission has been granted for this. Permission has also been granted for the renovation of living accommodation (an independent 2 bedroomed flat) on the first floor at the rear for the premises, overlooking and accessed from Roundhills.

This application is for permission to provide a further independent 2 bedroomed flat at the front of the premises on the first floor and roof space above. The access will be made by reinstating a former doorway off Salisbury Street and a staircase will be fitted. Two dormers will be placed in the front and two over the existing staircases serving the second floor.

The Fordingbridge Society supported the application.

It was proposed by Cllr Buchanan and seconded by Cllr Connolly and **RESOLVED:** that the application be supported under Option 3 as it will preserve and improve the listed building and the renovated building will add amenity value to the centre of Fordingbridge.

**Tree Works**

**R14/15/14/0011 Mews Hill, Southampton Road, Fordingbridge, SP6 2JT**  
Fell Ash – Decay at base

Noted by members.

**7. To consider any Licensing Act 2003 applications**  
Nothing to report.

**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 12<sup>th</sup> February 2014.**

The meeting ended at 9.05 pm.