

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 22nd August 2012 at 7.30 pm. in the Town Hall

Present:

Cllr Fulford – Acting Chairman

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

In attendance:

Ms K Mason, Town Clerk

Cllr A Sevier

Mr G Kimmings, Fordingbridge Society.

6 Members of the public

1. Apologies

There were apologies from Cllrs Paton, Price, & Shering

2. Declarations of Interest

There were no declarations of interest.

3. To confirm the minutes of the meetings held on the 11th July & 8th August 2012 and any matters arising

11th July 2012

It was proposed by Cllr (A) Wilson and seconded by Cllr Hale that the minutes of the meeting held on the 11th July 2012 be signed as a true record. All in favour. Carried.

There were no matters arising.

8th August 2012

It was proposed by Cllr Lewendon and seconded by Cllr (A) Wilson that the minutes of the meeting held on the 8th August 2012 be signed as a true record. All in favour. Carried.

Matters arising

Affordable Housing Contributions - A response had been received from NFDC Planning Policy stating that the reviews referred to in their letter of 3rd July were not formal reviews with published material that could be passed to the Town Council. They were reviews in the sense that the Council's Estates and Valuation Section re-examined the information upon which financial contributions were based and concluded there was no evidence to justify a revision.

It was AGREED that the Town Council write to the Estates & Valuations Dept. requesting further information.

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

There were no matters raised.

6. To Report any Results on Planning Applications

12/98651 Nationwide Building Society, 2 High Street

Replacement ATM & associated signage

GRANTED with conditions

Mr J Maguire

12/98671 Nationwide Building Society, 2 High Street

Replacement ATM and associated signage (Application for Listed Building Consent)

GRANTED with conditions

Mr J Maguire

12/98889 45 Elmwood Ave
 Single storey rear extension; front porch
 GRANTED with conditions

Mr Deacon

12/98876 25 Elmwood Road
 Conservatory; use of garage as ancillary accommodation
 GRANTED with conditions

Mrs Janet Murphy

12/98686 1 New Cottages, Bickton Lane
 Single storey side extension
 GRANTED with conditions

Mr Bright & Ms Van Hennick

7. To consider New Planning Applications

12/99040 New Forest Water Park, Ringwood Rd
 Installation of 5 pylons for cable tow skiing on North Lake

Mr M Jury

Cllr Lewendon reported.

Planning permission was originally granted for the use of the lake in question for water based recreation in December 1990 (Ref 41232), subject to various conditions. Water & Jet skiing were specifically permitted on this particular lake. A later permission allowed jet skiing to take place on the adjacent Middle Lake, but not at the same time as on the northern lake.

There have been two applications for cable-tow skiing on the adjacent Middle Lake, the first was refused in April 2011 on account of the development's adverse visual and ecological impact (Ref. 96274) with the subsequent appeal also dismissed because of the potential impact on the local Bewick Swan population due to a risk of swans colliding with the cables.

The second application on the Middle Lake was approved in June 2012 (Ref. 98533) following the submission of additional information to show how the use of bird deflectors could minimise the risk of bird collisions occurring.

Cllr Lewendon advised that the applicant had confirmed that the application is intended as an alternative to the permission granted on the Middle Lake and not as a second additional facility. The towing system will be placed beside the car park and club house. Members did not consider there would be any detrimental impact to the rural environment or wildlife as jet skis and motor boats already operate on the lake. They also considered a request for an environmental impact report was unnecessary for the same reasons.

It was proposed by Cllr Lewendon and seconded by Cllr Connolly that the application be supported under Option 3 for one cable tow operation only on North Lake (not Middle Lake) as there will be no detrimental impact to the rural environment or wildlife as jet skis and motor boats already operate on the lake. All in favour, Carried.

12/98960 New Farm, Midgham Road
 Conversion of agricultural buildings into two holiday lets and ancillary games room

Mr R Huzzey

Cllr Anstey reported.

The site does not lie in the Conservation area, has no TPO's and is not a listed building. There are neighbouring properties at Highfield Hall (apartments) 35m away and Berryfields, 55m away. 7 letters of objection have been received from neighbours and no letters of support.

The existing outbuilding is proposed to be part covered in timber cladding over concrete with a slate roof and UPVC windows and divided into a three bedroomed and two bedroomed holiday unit. There is a separate games room planned. There is good access and the bat survey found no bats resident.

Neighbour concerns are a detrimental effect on the amenity and character of the area and potential noise from holiday residents. NFDC will need to determine if the building is suitable for conversion and the noise issues.

The buildings are not visible from the road.

The Fordingbridge Society stated they were reluctant to support the application as there was not enough information on the potential noise issues.

Mr Asmus from Highfield House, speaking on behalf of residents, stated that the farm is only used for 20-25 dairy cattle and most of the outbuildings, including those of the application, are used for storing plant equipment for the applicant's plant hire business. A dog is constantly left barking on a chain day and night (requests to control it ignored by the applicant) and people talking can be clearly heard in the garden of Highfield Hall. Any potential noise from the games room or units will be very close.

It was proposed by Cllr Anstey and seconded by Cllr Adams that the application be supported under Option 1 (accepting the decision reached by the District Council's officers under their delegated powers) as the proposal is in line with planning policy for the conversion of farm buildings but there are potential noise problems that may occur for neighbouring properties. Cllr Adams against, Cllrs Fulford & Connolly abstained, all other members in favour, Carried.

12/99055 **Brightside Cottage, 24 Ashford Road** **Mr Barclay**
Single storey side extension

Cllr (G) Wilson reported.

The property is semi-detached house in the built up area of Fordingbridge and not in the conservation area. The proposal is to extend the existing porch and make it into a garden room, i.e. a further habitable space within the property.

There are no neighbour objections.

The Fordingbridge Society had no objections.

It was proposed by Cllr (G) Wilson and seconded by Cllr Lewendon that the application be supported under Option 3 as it is an acceptable addition to the property which does not affect the amenity of the area. All in favour, Carried.

12/99062 **10 Brympton Close** **Mr & Mrs Wright**
Single storey front extension and rear covered area

Cllr Hale reported.

The property is a bungalow in Brympton Close which consists of other neighbouring bungalows, off Elmwood Avenue. It is not in the conservation area. The bungalows were built in a staggered fashion (forward and back) in their plots to allow maximum light and amenity. No 9 have a driveway side on the No 10 and No 11 is built closer to the boundary of No 10.

The garden is equally sized front and back and the proposal is to extend the front of the property and demolish two extensions at the back of the property. The proposal is to have bedrooms at the front with hipped (pitched) roofs to allow for maximum light for No 11. A covered area will also be made at the rear of the property.

Cllr Fulford advised that no development is allowed on a principal elevation to the front of a property if it fronts a highway which this property does.

An objection has been received from No 11 that the light in their kitchen and lounge windows on the side will be compromised.

The Fordingbridge Society expressed concerns that there would be less light for No 11.

Mr Elsey from No 11 advised that the distance from the [only] kitchen window to No 9 is 2m and will shut off all light. A window had been placed in his lounge to let in maximum light and the extension will impinge on that. If the extension were placed at the back of the property it would not be a problem.

Mr Wright (applicant) advised that he had moved to the property to retire and had shared the plans with his neighbours and had compromised the plans by making pitched roofs to allow for the maximum of light. The two extensions at the back were poorly built (without permission and building regulations) and it was decided to build bedrooms at the front to allow for the maximum amount of garden at the back for the living areas to view. The existing kitchen window at No 11 overlooks the wall of the property already and the lounge had two further picture windows so the loss of light will be minimal. There is already a fence between both properties. He was sorry that he and his neighbour Mr Elsey disagreed over the proposal.

It was proposed by Cllr Hale and seconded by Cllr Connolly that the application be supported under Option 1 (accepting the decision reached by the District Council's officers under their delegated powers) as the applicant has addressed the problems of light on the neighbour's property but the problem regarding building on a principal elevation to the front of a property if it fronts a highway is acknowledged. Cllrs Adams, Fulford & Lewendon against all other members in favour, Carried.

12/99039 **Tinkers Cross Farm, Whitsbury Road**
Retention of timber feed store

Mr Anderton

Cllr Perkins reported.

The application is for a feed store for animals kept on the site. It is well screened by trees which border the building and well hidden.

The Fordingbridge Society had no objections.

It was proposed by Cllr Perkins and seconded by Cllr Lewendon that the application be supported under Option 3 as acceptable development. All in favour, Carried.

12/99048 **The Granaries, Fryern Court Road, Burgate**
Use as 2 holiday lets

Mr Wiggins

Cllr Fulford reported.

The property is a large annex building separate from the main dwelling. Half of the building is currently converted into living accommodation for the applicants elderly parents who are soon to move to assisted living accommodation. The proposal is to convert the remaining part of the annex building into holiday accommodation and use both as holiday lets. The current use of the unoccupied part of the annex is ancillary use as an office, billiard room and stable. The alterations are internal and the outside of the building will not be changed.

The application is subject to a 106 agreement.

The Fordingbridge Society had no objections in principal.

It was proposed by Cllr Fulford and seconded by Cllr Connolly that the application be supported by Option 3 as acceptable development. All in favour, Carried.

Tree Works

12/0311 59 Church Street

Bay tree – reduce height by 3m and reshape.

Noted by members.

8. To consider any Licensing Act 2003 applications

TEN 4102 Fordingbridge Recreation Ground

Moto Guzzi Vee Twin Rally – Sale of alcohol and regulated entertainment
24th – 27th August 1200 – 0100 hrs

Noted by members.

9. To note any items of correspondence

Nothing to report

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 Tuesday 11th September 2012

The meeting ended at 9.25 pm.