

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 4th May 2016 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Hale – Chairman
Cllrs Wilson, Earth, Perkins, Anstey, Lewendon, Adams & Paton

In attendance: Miss D Vine, Assistant Town Clerk
Mr Colin Burt
Mr Brian Currie

1. To receive any apologies for absence

Apologies were received from Cllr Fulford.

2. To receive any Declarations of Interest

The following declarations were received:

Cllr Adams – Agenda Item 6 - 16/10460 35 Shaftesbury Street, Fordingbridge SP6 1JF as applicant is a customer.

Cllr Wilson – Agenda Item 6 – 16/10535 44 Allenwater Drive, Fordingbridge SP6 1RB as applicant is a neighbour.

3. To confirm the minutes of the meeting held on 13th April 2016 and report any matters arising

Amendment – Cllr Perkins is shown as both present and having given apologies. Amendment to show that Cllr Perkins was not present.

Cllr Lewendon proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 13th April 2016 be signed as a true record. All in favour.

Matters Arising

Agenda Item 6 – 16/10291 124 Station Road, Fordingbridge SP6 1DG. NFDC recommending refusal on the grounds of overdevelopment, cramped layout, impact of extension on the street scene and neighbour at No 10. Officers agreed with consultee comment apart from highway concerns and therefore requested acceptance of a delegated refusal on character and neighbour grounds. Members still had concerns over parking, however as refusal had been recommended on the basis of the above previously, AGREED to accept delegated refusal.

Agenda Item 6 – 16/10379 41 Avon Meade, Fordingbridge SP6 1QR. This application will go to NFDC Planning Committee on Wednesday 11th May 2016.

Agenda Item 8 – To discuss the Planning Changes Consultation (HALC)
Confirmation required from Cllr Fulford and the Clerk that this had been responded to.

Agenda Item 10 – Clerk to advise.

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

Mr Burt advised that he would be attending NFDC Planning Committee on the 11th May in respect of 41 Avon Meade and asked whether it would be possible for a member of the Town Council to attend. Cllr Fulford to be asked whether she is able to attend.

5.To report any results on Planning Applications

16/10238 SIX ACRE FARM, SOUTHAMPTON ROAD, EAST MILLS

1 Agricultural Building

GRANTED SUBJECT TO CONDITIONS

16/10271 9 LYSTER ROAD, FORDINGBRIDGE, SP6 1QY

First floor front extension; fenestration alterations (Lawful Development Certificate that permission is not required for proposal)

WAS NOT LAWFUL

16/10187 15 SHARPLEY CLOSE, FORDINGBRIDGE SP6 1LG

Two storey side extension; single storey rear extension

GRANTED SUBJECT TO CONDITIONS

16/10252 FRYERN PARK, FRYERN COURT ROAD, BURGATE SP6 1NF

Continued temporary siting of mobile home for agricultural worker

GRANT TEMPORARY PERMISSION

15/0037 LAND TO THE REAR OF KINGFISHER COTTAGE, SALISBURY ROAD BURGATE SP6 1LX – APP/B9506/C15/3134559

The Appeal is dismissed and the Enforcement Notice, as varied is upheld.

Tree Work Applications – Decided

TPO/16/0249 75 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RE

1xOak Tree – Prune to clear away from buildings and improve light.

1xHorse Chestnut Tree – Fell as tree is in decline

Split Decision.

The Asst Clerk reported that permission has been given for the work to be carried out and this will commence next week.

6. To consider new Planning Applications

New Applications

16/10460 35 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF

Mr Currie – Larasian

Use as 30 seat cinema; 8 flats; bar; terrace; fenestration alterations; external refurbishment

Cllr Lewendon reported.

The proposal relates to a commercial (industrial/retail premises), formerly a cinema within the Conservation Area and town centre of Fordingbridge. Planning permission was originally granted for the change of use from a cinema to light industry under planning reference number. That use has evolved into a mixed use comprising light industrial and retail.

The premises is currently vacant. The existing building comprises a large structure to the rear of the site, where manufacturing previously took place, with an art deco facade onto Shaftesbury Street and frontage building, housing the retail element of the former use. The properties to either side and rear are two-storey dwellings of traditional appearance.

The application proposes demolition of the rear portion of the existing building and retention of the art deco facade. The ground floor of the development would be occupied by a 30 seat cinema, bar and 2 flats. The first and second floors would be occupied by 6 flats, largely redeveloped over the footprint of the portion of building to be demolished. To the side separate outdoor areas are proposed for use by residents and by cinema goers, with an art deco screen to Shaftesbury Street, over the footprint of an existing yard area and outbuildings, to be demolished. The new-build aspect of the scheme would incorporate a slightly higher roof than the

existing structure and be finished with a standing seam metal roof, render and slimline black aluminium windows. The west elevation is currently a blank wall and it is proposed to add new fritted glass panels with images of art deco movie posters printed onto the glass to allow light and ventilation. There was concern that these may cause privacy issues but Mr Currie explained the rationale behind these and is happy to work with neighbours to solve any concerns. No off-street parking is proposed. It was noted that the Conservation Officer had not yet submitted a report.

There is considerable support for this development in the town. The flats will be used for the use of Corintech employees and Mr Currie explained that these were needed to attract the calibre of graduates and engineers needed by the company which had been operating in Fordingbridge since 1976 and he had no desire to leave.

Cllr Wilson proposed and it was seconded by Cllr Perkins and therefore **RESOLVED** to recommend **PERMISSION** under PAR3 as it forms the sympathetic restoration of a building which has fallen into disrepair to provide an amenity and enhancement to the town in terms of mixed development and will bring some employment.

Cllr Adams remained in the room but did not speak or vote.

Mr Burt and Mr Currie left the meeting.

16/10363 24 PENNYS LANE, FORDINGBRIDGE SP6 1HH
Two storey side extension; single storey front extension; rooflight

Mr & Mrs Harris

Cllr Wilson reported.

The property is situated in a prominent location at the junction of Pennys Lane and Waverley Road And forms part of a group of largely unaltered semi detached houses of similar shape and design set in spacious but awkwardly shaped plots. The proposed extension has been designed to resemble the existing house in terms of materials, roof pitch and fenestration, but projects forward of the established building line considerably.

The proposal does not appear to cause any significant adverse impacts upon the amenity of adjoining properties in terms of privacy or light loss, although there are concerns over parking.

1st Proposal - Cllr Perkins proposed and it was seconded by Cllr Earth to accept the decision reached by the District Council's officers under their delegated powers under PAR5 due to concern over the location of the front extension and its dominance on the street scene.

2nd Proposal - Cllr Anstey and seconded by Cllr Wilson to recommend **PERMISSION** under PAR3 as the proposal did not cause any significant impact on the amenity of adjoining properties.

The following votes were recorded:

1st Proposal – 4 in favour, 4 against, no abstentions
2nd Proposal; - 4 in favour, 4 against, no abstentions

Cllr Hale as Chair took the casting vote in favour of the 1st Proposal and it was therefore **RESOLVED** to accept the decision reached by the District Council's officers under their delegated powers under PAR5 due to concern over the location of the front extension and its dominance on the street scene.

16/10427 & 16/10428 SALMON LEAP, BICKTON LANE, BICKTON SP6 2HA Ms Gamble

Fenestration alterations to outbuilding; re-roof part of outbuilding. Alterations to outbuilding; fenestration; re-roof garden store; replace cladding; create vaulted roof in garden room; damp-proofing, insulate and dry line walls; flooring and access doors in attic; rainwater goods; paint dark grey (Application for Listed Building Consent)

Cllr Hale reported.

The existing outbuilding is in poor condition, damp and unsuitable for dry storage. The proposal is to upgrade the garden room and garden store to make them usable as a hobbies/music room. No alterations to the layout or size of the building are proposed: the building is to be renovated and further deterioration to the fabric stopped.

The existing natural slate roof to the main building will be retained and renovated; the asbestos roof to the garden store will be replaced with dark grey corrugated steel sheeting to match the sheeting used as wall cladding.

The appearance of the building will be lifted by re-painting the green corrugated steel cladding in dark grey. New windows and glazed doors will be framed in dark grey galvanised steel to match existing window details. New rainwater guttering and downpipes.

Members considered that this was a sympathetic restoration of an outbuilding to make it useable.

Cllr Lewendon proposed and it was seconded by Cllr Perkins and therefore **RESOLVED** to recommend **PERMISSION** under PAR3 as this is the restoration of an existing building to make it useable with little impact on neighbouring properties.

16/10442 77 CHURCH STREET, FORDINGBRIDGE SP6 1BB

Mr Hirst

Single storey side and rear extension

Cllr Anstey reported.

The application proposes the addition of a single storey side and rear extension and follows a previously withdrawn scheme, seeking to address concerns raised. The rear extension which caused concern due to its proximity to the rear boundary in Bushells Close and neighbouring property is no longer proposed and the side extension has been redesigned to follow the principles of that on the attached neighbouring property.

Cllr Lewendon proposed and it was seconded by Cllr Earth and therefore **RESOLVED** to recommend PERMISSION under PAR3 as the amended proposals have addressed all of the previous concerns and is sympathetic to the street scene.

Cllr Wilson left the meeting

16/10535 44 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RB Mr & Mrs Jackson

Two-storey and single-storey front extension; first floor extension; use of garage as living accommodation; fenestration alterations

Cllr Hale reported.

The property comprises a link attached property fronting onto a small cul-de-sac of properties on Allenwater Drive.

This application proposes the addition of two storey and single storey front extensions and at the side of the property, a first floor would be added above the garage and extended forward at two storey height. The existing garage would be converted into extended living accommodation.

There is some variety to the design and relationship between properties in this area but the proposed front extension appears overbearing and cramped due to its proximity to the road and utilising most of the front garden. There is a front extension to No 52 but this benefits from a larger plot and is therefore set further back from the road. This proposal would also see the loss of the garage and reduction in on site parking.

Cllr Lewendon proposed and it was seconded by Cllr Perkins and therefore RESOLVED that the application be REFUSED under PAR4 as the over development at the front of the property unbalances the street scene.

Cllr Wilson re-joined the meeting

Current Enforcement Notices

EN/01/0486 Avonside Farm, Southampton Road, SP6 2JT

Type of Breach: 1) u/a mobile home & vehicle storage &
2) u/a conservatory and ancillary building works to u/a mobile home
Injunction sought

Tree Works - Details can be viewed on the web site at : www.newforestnpa.gov.uk

New Applications – Noted

CONS/16/0359 PARSONAGE HOUSE, GREEN LANE, SP6 1JT

Fell 3x Leylandi trees
Fell 1xSycamore tree
Trees considered dangerous

CONS/16/0419 RIVERSIDE COURT, WEST STREET. SP6 1GH

Prune 1 x Hawthorn tree – Overhanging sign
Prune 1 x Portuguese Laurel tree – Balance Crown
Prune 1 x Alder tree – Reduce crown on property side only by 2.5m to balance
Prune 1 x Willow tree – Prune leaning limb
Prune 1 x Ash tree - Deadwooding

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 6310 / LICTE/16/02432 - PW
Date:	28 April 2016
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	16/07/2016 10:30:00 to 16/07/2016 17:00:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Paul Martin Hammond
Event Details:	Community Event - Rotary Club Summer Festival Beer Tent on Saturday 16 July 2016 Sale of Alcohol (10:30-17:00hrs)

Our Ref:	TEN 6321 / LICTE/16/02519 - PW
Date:	03 May 2016

Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	12/06/2016 12:00:00 to 12/06/2016 14:30:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Helen Richards
Event Details:	Party in the Park (Queens 90th Birthday) Sunday 12 June 2016 (12:00-14:30 hrs) Regulated Entertainment - 499 Persons

8.To note any items of correspondence

Butt Lawn Farm, Frog Lane SP6 1BN – Unauthorised residential use. Letter received from NFDC Enforcement advising that they had contacted the owner for an explanation of any residential use and will conduct a site visit shortly. An update will follow his visit.

The Turks FC are seeking Planning Permission (Advertisement Consent) for a replacement fixture sign on the Recreation Ground and require FTC's permission as the landowner. Members AGREED permission.

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 Wednesday 8th June 2016

The meeting closed at 8.45 pm