

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 6th May 2015 at
7.30 pm. in the Town Hall**

(Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman

Cllrs Connolly, Price, Lewendon, Anstey, (A) Wilson, Earth, Hale & Perkins

In attendance: Helen Richards, Town Clerk

10 Members of the Public

1. To receive any apologies for absence

Apologies were received from Cllrs (G) Wilson, Adams

2. To receive any Declarations of Interest

Declarations of interest were received from Cllr Fulford & Cllr Hale relating to Agenda Item 6 Application No. 15/10367.

3. To confirm the minutes of the meeting held on 8th April 2015 and report any matters arising

Cllr Price proposed and it was seconded by Cllr (A) Wilson and therefore **RESOLVED**: that the Minutes of the meeting held on 8th April 2015 be signed as a true record.

Matters Arising

Minute No. 3 – Neighbourhood Planning, working group to set date for 1st meeting.

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

Members of the public present, wished to raise issues relating to Sequoia Farm Appeals – the chairman advised that this would be discussed under Current Planning Appeals on the Agenda at which point Members of the Public would be given the opportunity to speak.

5. To report any results on Planning Applications

**15/10349 COMMUNICATIONS SITE, Land of BURGATE MANOR FARM, SALISBURY
ROAD, BURGATE Mr Whyman - Arqiva**

0.3 transmission dish fixed at 18.2m on existing 19m radion tower

Granted Subject to Conditions

15/10110 LEVINE, 23 ALEXANDRA ROAD, SP6 1EJ Mr Rogers

Single-storey rear extension; roof alterations to existing side extension; roof lights

Granted Subject to Conditions

10113 Land rear of 27 PROVOST STREET, SP6 1AY Crownshade Properties
House; access

Refused

6. To consider new Planning Applications

15/10376 20 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ER

Mr & Mrs Harley

Single storey front extension

Cllr A Lewendon reported on this small extension to the front of the property. The property is a detached two-storey dwelling, situated on a corner plot on the junction of St Georges Road and St Georges Crescent. The proposal removes the existing small porch and replaces it with a larger porch forming a cloakroom. There would be no negative impact on the character of the property or area, no representations have been made by neighbours.

Cllr Anstey proposed and it was seconded by Cllr Connolly and therefore **RESOLVED**: that the application be supported under Option 3 as it would provide additional amenity for the applicant and would have no adverse effect.

15/10492 8 ASHFORD CLOSE, FORDINGBRIDGE, SP6 1DH

Mr & Mrs West

Roof alterations to existing conservatory; fenestration alterations

Cllr Connolly reported on this application in Cllr (G) Wilson's absence. The proposal is to replace a glass conservatory roof with a pitched roof at the rear of a semi-detached property located in an area of similar properties. The property backs onto open agricultural land to the rear and has been previously extended on the front elevation. The proposed roof would continue the roof line from an existing rear extension to the property. The adjoining neighbour at No. 6 Ashford Close supports the proposal and there are no other representations from neighbours.

Cllr Fulford proposed and it was seconded by Cllr Perkins and therefore **RESOLVED**: that the application be supported under Option 3 as the proposal would have no adverse effect.

15/10404 20 WHITSBURY ROAD, FORDINGBRIDGE SP6 1JZ

Mr & Mrs Cooper

Single storey rear extension

Cllr Hale reported on this application for a single storey rear extension to a two storey property at the end of a terrace of three dwellings in an area of similar properties. The fairly long rear garden is enclosed with high fences.

Both of the neighbouring properties at no. 22 (joined to no. 20) and no. 18 have similar rear extensions, although both of these are smaller (6m and 5m depth respectively). A high fence forms the boundary with no. 18 and there is also a gap between this neighbour and the proposed extension so the impact on this neighbour would not appear significant.

There are windows on the rear of the property but as the proposed rear extension would be set away from the boundary and have a low eaves height the impact on this neighbour would not appear unacceptable.

Objections have been received from both neighbours at nos. 18 and 22.

The proposed extension would replace the existing lean-to extension and would extend beyond the rear wall by 9 metres, 7 metres beyond the existing lean-to. This proposed extension is also slightly wider than the existing property and therefore would have an element which would be partly visible from the road, however being set back to the rear of the property there would not be an adverse impact on the street scene.

Members considered that the extension appeared large in comparison with those on neighbouring properties.

Cllr Anstey proposed and it was seconded by Cllr Perkins to support the application under Option 3.

A second proposal was made by Cllr Earth which was seconded by Cllr Connolly for Option 5 that the Council are happy to accept the decision reached by the District Councils officers under their delegated powers.

Members voted as follows: First Proposal 3 votes
 Second Proposal 6 Votes

It was therefore **RESOLVED** that the second proposal for Option 5 be carried.

Following declarations of interest in the following application, Cllrs Fulford and Hale left the room. Cllr Connolly took the chair for this item.

15/10367 Land rear of 46 WHITSBURY ROAD, SP6 1LA

Mr & Mrs Hardy

House; access

Cllr Anstey reported on this revised application for a new dwelling on land to the rear of 46 Whitsbury Road. The site is enclosed by boundary fencing and hedging with some outbuildings including a polytunnel, workshop and shed and for the most part is a residential garden. Access to the site is gained from an established tarmac driveway serving a car parking courtyard adjacent to Queens Gardens.

The context of the surrounding development is residential with two storey semi-detached and terraced houses fronting onto Whitsbury Road with their rear gardens backing onto the site. There are detached and semi-detached houses fronting onto Alexandra Road which have long rear gardens backing onto the site.

The proposal is to construct a detached single storey dwelling on land that currently forms part of the rear garden to No 46 Whitsbury Road. The proposed dwelling would be sited at the far end of the rear garden to No 46, and would be positioned so that the front of the dwelling would be the existing boundary wall which forms the boundary to the private car parking area to the rear of Queens Gardens. The land to the rear of No 44 now appears to be severed from the garden areas and forms an area of hard surfacing and outbuildings, which does not positively contribute to the character of the area. This area now partially forms part of the site at the rear of 46 Whitsbury Road. There is an existing access into the site from the private car parking area accessed from Queens Gardens.

One letter of objection has been received from the neighbouring property, No. 44.

Mrs Haugh entered the meeting.

Cllr (A) Wilson proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: that the application be supported under Option 3 as it was good use of a redundant site and the replacement of the various outbuildings on the site with a modern dwelling with eco-friendly design would enhance the area.

Cllrs Hale and Fulford re-joined the meeting and Cllr Fulford resumed the chair.

15/10303 MIDGHAM FARM, MIDGHAM ROAD, SP6 3BY

Mrs S Sykes

Use of barn as 3 residential dwellings (Prior Approval from Agricultural to Dwellings)

Cllr (A) Wilson reported on this application for use of a barn as 3 residential dwellings. The "barn" subject of this application is the Old Sawmill and it is unclear whether this use is classed as agricultural use or what the most recent use has been.

Members AGREED that the Clerk should write to the Planning Officer requesting clarification.

15/10503 SIX ACRE FARM, SOUTHAMPTON ROAD, EAST MILLS

Mrs Haugh

3 Agricultural Barns

Cllr Fulford reported on this application for 3 agricultural barns on a small holding. The proposal is to construct three single storey agricultural buildings. The proposed buildings would be constructed from vertical timber cladding with an open frontage under a green profiled metal roof.

The proposed building identified as 'building 1' would be sited on the eastern boundary of the site adjacent to the existing buildings on the adjacent land. The proposed building would be sited 6.5 metres back from the existing hedgerow along Southampton Road and the building would measure around 30 metres long by 4.2 metres high by 7 metres wide. The proposed building identified as 'building 2' would be sited just behind to the existing building built in 2003 and would measure 14 metres by 7 metres rising to 4.2 metres in height. The proposed building identified as 'building 3' would measure 22 metres by 7 metres by 4.2 metres high and would be sited just behind the hedgerow in Southampton Road and along the side boundary with No 1 East Mills Cottage.

The proposed buildings would be used to house existing agricultural machinery which is currently stored in the open, including hay/silage stored in plastic wrapping. In support of the application it states that the applicant uses the land for cattle, pigs, horses and poultry and the proposed new buildings would create additional space to protect farm machinery and store feeds.

The adjoining neighbour at No. 1 East Mill Cottages together with the neighbour from No. 2 have objected to the proposal. Representation was made to the meeting by the occupier of No. 1 East Mill Cottages together with supporting evidence. The objections made are based on Location (close proximity of Barn 3 to 1 East Mill Cottages), Rodents increase of vermin and necessity (previous application refused on this ground).

Cllr Hale proposed and it was seconded by Cllr Connolly and therefore **RESOLVED**: that the application be refused as Barn 3 is too close to the adjoining property (1 East Mill Cottages) and would cause a negative impact on that property.

15/10422 Notification of Change of Use - Prior Approval from Agri. to Dwellings

NEW FARM, MIDGHAM RD, FORDINGBRIDGE SP6 3BX

Mr Huzzey

Use as residential dwelling (Prior Approval Application)

Cllr Fulford reported on this application for Prior Approval for change of use from agricultural to residential. The criteria for Permitted Development appears to have been met and the proposal is in keeping for the re-use of agricultural buildings.

Cllr Anstey proposed and it was seconded by Cllr Earth and therefore **RESOLVED**: that the application be supported under Option 3.

15/10413 Prior Approval Office to Dwelling

Unit C & D, Fordingbridge Business Park, Ashford Road, SP6 1BD Lynwood Park Ltd

Use as 10 flats (Prior Approval Application)

Cllr Perkins reported on this application for Prior Approval for change of use to 10 flats. The Units in question are served well by the local road network and have sufficient parking provision already in place.

Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore **RESOLVED:** that the application be supported under Option 3 as the proposal made good use of redundant office space.

Current Planning Appeals

The Chairman reported on the Appeals relating to Sequoia Farm, 4 having recently been decided and 2 appeals on-going.

EN/14/0790 APP/B1740/C/15/3008344 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH

Without planning permission, the erection of an agricultural building

EN/14/0374 APP/B1740/C/15/3008337 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH

Without planning permission, the installation of two structures, namely metal shipping containers

Appeal Decisions

SEQUOIA FARM APPEALS

LPA Ref	Pins Ref	Proposal	Date Rec	Submission Closing date	Current status
EN/14/0048	APP/B1740/C/14/2216916	EN1: WITHDRAWN 23.7.14 Without planning permission, the unauthorised creation of an area of hard standing in the approximate position hatched green on the attached plan and, the erection of a fence over 1m in height.	9/4/2014	29.7.14	Withdrawn 31.7.14
EN/14/0048	APP/B1740/C/14/2216919	EN2: Without planning permission, change of use of the land from agricultural, to a mixed use for agricultural and for the siting of a mobile home and a touring caravan	9/4/2014	29.7.14	Enforcement Notice upheld (Dismissed) 28.4.15

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14/10290	APP/B1740/C/14/2216916	Continued siting of mobile home for temporary period of 3 years for an agricultural worker	30/7/2014	10.9.14	Allowed 28.4.15
14/11262	APP/B1740/W/14/3001534	Retention of quail house	17/12/2014	4.3.15	Allowed 28.4.15
14/11161	APP/B1740/W/14/3001890	Continued siting of mobile home for temporary period of three years for an agricultural worker (Changed to 1 year by appellant)	23/12/2014	4.3.15	Dismissed 28.4.15
EN/14/0790	APP/B1740/C/15/3008344	Without planning permission, the erection of an agricultural building	18/3/2015	19.5.15	Ongoing
EN/14/0374	APP/B1740/C/15/3008337	Without planning permission, the installation of two structures, namely metal shipping containers	18/3/2015	19.5.15	Ongoing

Members of the Public made representation over the Planning Inspectors decisions, the cost of the award of costs against New Forest District Council and how much this would cost the tax payers of Fordingbridge.

The chairman advised the meeting that the Town Council would write to the Chief Executive of New Forest DC, registering complaints about how the planning situation at Sequoia Farm had been handled. Members of the Public were advised to also write to New Forest District Council and the Ombudsman if they felt that procedure had not been followed.

Cllrs Connolly & Anstey both left the meeting for a short period during this discussion, both subsequently returned.

The Chairman suspended Standing Orders at 9.30pm as the meeting would contravene Standing Order 1.x.

Meeting continued.

Members of the Public left the meeting.

Current Enforcement Notices

QU/15/0037 Land to the rear of KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE, SP6 1LX

Type of breach: Unauthorised Change Of Use (other) – domestic use of land

EN/01/0486 AVONSIDE FARM, SOUTHAMPTON ROAD, SP6 2JT

Type of breach:

- 1.) u/a mobile home and vehicle storage; and
- 2.) u/a conservatory and ancillary building works to u/a mobile home

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

CONS/15/0378 THE ORCHARD, 19 BARTONS ROAD SP6 1JD

Fell or pollard 1 x Poplar

Reason for work – safety concerns re location

CONS/15/0413 21 BARTONS ROAD, SP6 1JD

Fell 1 x Fir Tree

Reason for work - Over-dominant/shade, Potential direct damage to structures

Tree works and decisions noted by members.

7. To consider any Licensing Act 2003 applications

Licensing Act 2003 - Minor Variation Premises Licence (S41A)

**Premises: COOPERATIVE CO-OP, 38-50 HIGH STREET, FORDINGBRIDGE, SP6 1AX
Ref: LICPR/05/00210**

Internal alteration in replacing a magazine rack with a Costa Coffee Machine

Noted

8. To note any items of correspondence

The Clerk reported on two items of correspondence:

East Dorset District Council – Proposed Solar Farm in Alderholt, Fordingbridge TC not consulted although the Traffic management Plan routes construction vehicles through Fordingbridge Town Centre. – Clerk to write to complain.

New Forest DC – Advice received regarding planning requirements for positioning of 2 no. defibrillators within the Town Centre. Permitted Development rights can be used, Listed Building Consent required for any fixture attached to a Listed Building. Town Clerk to advise Friends of Fordingbridge Hospital and purchase defibrillators.

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

Clerk – nothing to report

Cllr Connolly requested that a timeline be fixed for the complaint to be sent to New Forest DC regarding Sequoia Farm Appeals – Town Clerk and Chairman to liaise. The complaint should advise that residents feel the case warrants a complaint to the ombudsman.

The chairman also requested that a separate letter be sent to New Forest DC Development Control Manager seeking clarification of the current situation of the Article 4 Directive and in particular how the issue of the closed footpath no. 78b was to be resolved

10. **To note the date of the next meeting as Wednesday 10th June 2015.**

The meeting closed at 9.50pm.