

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 9th September 2015 at
7.30pm. in the Town Hall
(Minutes subject to approval at the next meeting of the Committee)**

Present: Cllr Fulford – Chairman
Cllrs Lewendon, Anstey, Hale, Price, Paton, Earth & Perkins

In attendance: Debbie Vine, Asst Town Clerk
6 Members of the public

1. To receive any apologies for absence

Apologies were received from Cllrs Connolly, Adams, G Wilson & A Wilson

2. To receive any Declarations of Interest

The following declarations of interest were made:

15/11063 Cllr Lewendon – Neighbouring property. Would read a prepared statement, leave the Meeting and take no further part in the discussion.

3. To confirm the minutes of the meeting held on 12th August 2015 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: that the minutes of the meeting held on the 12th August 2015 be signed as a true record. All voted in favour.

Item 4 – To receive any matters raised by Members of the Public

Cllr Fulford confirmed that a decision made by the Secretary of State not to award costs to the applicants in the appeal at Sequoia Farm had been made.

Item 8 – To note any items of correspondence

Alderholt Solar Park – Cllr Lewendon confirmed that he had attended and found it very interesting and suggested that suitable sites should be considered in Fordingbridge.

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

None raised

5. To report any results on Planning Applications

15/10028 Land of 2 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ER Mr Gale

House; cycle and bin store

REFUSED

15/10831 43a SALISBURY STREET, FORDINGBRIDGE SP6 1AB Gullivers Osteopathy

Stud Walls & doors (Application for Listed Building Consent)

GRANTED SUBJECT TO CONDITIONS

15/10887 30 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ Mr & Mrs J Robb

Single storey front extension with roof light

GRANTED SUBJECT TO CONDITIONS

15/10902 30 THE BARTONS, FORDINGBRIDGE SP6 1HZ Mr & Mrs J Brownsey

Single storey rear extension with roof lights

GRANTED SUBJECT TO CONDITIONS

15/10903 32 THE BARTONS, FORDINGBRIDGE SP6 1HZ

Mr & Mrs G Currell

Single storey rear extension with roof lights
GRANTED SUBJECT TO CONDITIONS

15/10743 JARA FARM, FRYERN COURT ROAD SP6 1LZ

Jara Frams Ltd

Agricultural Barn to house hens; 2 feed silos; hardstanding

GRANTED SUBJECT TO CONDITIONS

It was noted by Members that there was no landscaping/screening condition

15/10468 BOWERWOOD HOUSE, ASHFORD ROAD, FORDINGBRIDGE SP6 3BT

(PROPOSED LEGAL AGREEMENT)

Use of stable block as 2 holiday lets

GRANTED SUBJECT TO CONDITIONS

6. To consider new Planning Applications

15/11147 124 STATION ROAD, FORDINGBRIDGE SP6 1DG Crownshade Ltd

Two storey side & rear extension to provide 2 additional flats; bin/cycle stores

Cllr Lewendon reported

The site comprises a large detached two and a half storey building which lies in a prominent location along Station Road fronting onto a small roundabout. The existing building is a relatively attractive building constructed from brick and slate roof with a simple pitched roof flat roof dormer windows and front bay windows. The property contains five flats with car parking provided to the side of a pair of semi detached houses at No 124a. The application property sits on a restricted plot with a small outside area to the rear used for secured storage by the occupiers and walkways to the side of the building.

The character of the area is mixed comprising commercial and residential properties. To the east of the site is a business predominately used for offices and storage and the premises has a long single storey building that bounds the side and part rear boundary of the site. This business, Corintech has raised concern about proximity and being able to maintain or renovate their building, which is Victorian, of historical significance, and could also suffer from damp as a result. There is a residential property to the rear of the site and No 10 Rookwood Gardens, which has its rear garden backing onto the site is also concerned at their loss of amenity/privacy due to the proximity of the proposed extension to their garden area. To the west is a pair of semi-detached dwellings at Nos 124a and 124b Station Road. Opposite the site is a large two storey office building with semi detached dwellings to the east of the roundabout.

The application is to construct a two storey extension to create two residential flats. The proposed extension would be sited in the north east corner of the site currently used as an outside area and storage space for the residents. The proposed extension is set back from the front of the existing building and would extend the north east corner of the building. The proposal also involves a new cycle and bin store.

The site is relatively restricted with space around the building and the level of outside space for the five flats is limited. There is a network of footpaths around the building but limited space for residents to use. The proposed extension would be sited on a large part of the outside area currently used for stored storage and an area that can be used for the occupiers of the flats to sit outside.

With regard to residential amenity, there are several properties that would be effected by the proposal. The proposed extension would be sited very close to the bedroom windows on the rear elevation to the existing residential flats on the application site. The outlook from these windows

would appear to be affected.

Windows are shown to be fitted with obscure glass to maintain a reasonable level of privacy. The existing business to the east has a blank wall on the side elevation but the premises does have a single window on the rear elevation which would be effected.

Cllr Hale commented that there would appear to be insufficient parking with the new development and was concerned that this would encourage people to park on the road/kerbside, as had been shown in one of the photographs.

The applicant, Mr Shering acknowledged the issues raised and advised that he was addressing legitimate concerns with those involved and a further meeting had been scheduled for the end of the month to look at and discuss solutions. As a result this would cause a delay and plans may need to be amended missing the 8 week deadline.

Based on the above information given by Mr Shering, Cllr Paton proposed and it was seconded by Cllr Anstey and therefore **RESOLVED:** that any decision was deferred until concerns had been addressed and amended plans submitted. All in favour.

Mr Shering left the meeting

15/11063 GLASSHOUSE STUDIOS, FRYERN COURT ROAD, SP6 1QX Micamati
Two storey building for B1 use

Cllr Lewendon declared an interest in this application and read a prepared statement outlining his concerns concerning the safety of the entrance to the site, increased vehicle movements in what is a narrow country lane and the impact on adjoining properties. Cllr Lewendon provided photographs taken showing the concerns he raised for Members and the public present to see.

Cllr Lewendon left the Meeting

Cllr Hale reported

Planning permission was recently granted to construct two detached two storey offices building on land of the Glasshouse Studios under references 10302 and 11101. Works have started to implement that permission and the structural frame of one of the two storey buildings has been built, which is the building closest to the Fryern Court Road.

This application proposes to enlarge the two storey office building which is under construction close to Fryern Court Road. The building would effectively be enlarged by around 6.5 metres long bring the building closer to the existing buildings at Glasshouse Studios. The proposed extension would be two storey and match the design of the approved building. The approved building measured some 30 metres long and the proposed extension to the building would result in a building measuring 36.5 metres long.

The main issue is the effect on the character and appearance of the area which lies within the countryside and the effect on the living conditions of the adjoining neighbouring properties as well as the issues surrounding highway safety. There had been four objections.

Photographs taken by Cllr Lewendon clearly show an issue with the entrance to the Studios as the stop line is set back from the main highway but traffic has to go forward of this to be able to see. Members agreed that the photographs should be forwarded to Highways as no report had been received from them at this stage.

Mr & Mrs Smith, owners of Selwyn, one of the properties affected advised that they had requested a site visit from New Forest District Council so that they could see the extent to which they were overlooked, and whilst they accepted that they had no right to a view, no screening or landscaping

had been carried out to mitigate the situation. The extension would only exacerbate the situation. They advised that they had received no acknowledgment or response from NFDC.

Members questioned the need to increase the size of the unit and the fact that the studios are in the countryside not on a town based industrial estate.

Cllr Fulford also raised the issue of future developments namely Whitsbury Road which would have increased traffic implications and make the back lane even more of a rat run.

Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore **RESOLVED** to: recommend REFUSAL under Option 2 due to, size & design, over development and not in character with countryside, but would accept the decision reached by the District Council's officers under their delegated powers. All voted in favour.

*Cllr Lewendon re-joined the Meeting
Mr & Mrs Smith left the Meeting*

15/11114 & 15/11115 FORGE COTTAGE, BICKTON LANE, SP6 2HA Mr Holland
Single storey rear extension; remove back door and part of ceiling and thatch for link corridor connection (Application for Listed Building Consent)

Cllr Fulford reported.

The property is within the Bickton Conservation Area and an area also designated as Countryside outside the New Forest. The current listed building is a simple two storey thatched cottage, timber framed construction with brick and wattle and daub infill. The original plan form remains with two room downstairs and two upstairs and kitchen and bathroom in small ground floor lean-to. It remains a reasonably complete example of its period and style with some nice historic detailing both internally and externally. The large thatch roof with simple cat-slide to the rear is another feature of note for the building and the conservation area. The forge and cartshed, to the side, were reconstructed in 2014.

The proposal is for a single storey extension linked to the original cottage via a corridor which would involve cutting into the main roof and altering the back door to accommodate this. The extension would be finished in oak in keeping with the forge and cartshed. Members discussed the size of the extension which appeared to be in excess of the 30% allowed and the design. Mr Holland, the applicant confirmed that he had sought pre-planning advice from a Conservation Officer and confirmed that the overall size of the property did meet the 30% rule, it looked larger due to the overhanging roof and due to a slight slope on the plot the new roof would appear to be higher than the existing. He further advised that a different Conservation Officer had now reported and did not support the application, although he had not had any conversation or contact from them regarding the issues raised about size and design.

Members noted that there had been no objections and the application had been well supported by neighbours.

Cllr Hale proposed and it was seconded by Cllr Price and therefore **RESOLVED** to: recommend PERMISSION under Option 3 as the extension was a good solution to increasing space in a small dwelling subject to the 30% rule and would be finished in keeping with the other buildings. Members were pleased to see that the applicant had sought advice from a Conservation Officer originally. All voted in favour.

Mr Holland left the meeting

15/11162 SCOUT HALL, 1st FORDINGBRIDGE SCOUTS, ROUNDHILL SP6 1AQ
Mr Smethers – 1st Fordingbridge Scout Group

Replacement Roof

Cllr Earth reported.

The hut is within Fordingbridge Town Centre and a Conservation Area. The purpose of the application is to determine whether the alterations applied for (replacement of existing asbestos roof with anthracite grey metal tiles) would be acceptable.

The main issue for consideration will be the impact of the proposal upon the character and appearance of the conservation. While metal tiles are not the norm for conservation areas, it is acknowledged that traditional materials could not be readily used on the pitch of roof in situ and that the anthracite grey metal tiles would be an enhancement to the appearance by comparison with the existing asbestos roof. This would be an improvement to an existing well used community facility with no adverse impact on any other amenity.

Cllr Perkins queried why planning permission was now required as previously it had been issued with a Lawful Development Certificate. Cllr Fulford advised that Lottery funding had now been granted and therefore this would now require permission.

It was noted that work had already commenced on the roof which the Case Officer was aware of.

It was proposed by Cllr Lewendon and seconded by Cllr Hale and therefore **RESOLVED** to:
Recommend PERMISSION under Option 3 as this was an improvement to a community facility
All voted in favour.

15/10907 1 WHITSBURY ROAD, TINKERS CROSS SP6 1NL **Mrs Warren**
20x40 Manege

Cllr Perkins reported.

The proposal is for a manege on a small paddock lying adjacent to Whitsbury Road. The paddock is currently used for the keeping of horses which belong to the applicant who occupies the adjacent semi detached dwelling at No 1. Within the paddock there is a single timber building and post and rail fencing. There are a collection of outbuildings adjacent to the dwelling including a stable building. The proposed manege would be used for private use and would measure 20 metres by 40 metres enclosed by post and rail fencing.

The character of the area is rural with open fields and paddocks occupying most of the land to the west, although there are detached dwellings to the east side of Whitsbury Road. A dense shelter belt of trees runs along the west of the field.

Parts of the paddock can be viewed from the road, in particular at the access point. The views into the paddock are mainly of the post and rail fencing. The proposed manege would be viewed from Whitsbury Road but would be relatively well screened with a hedgerow and vegetation along the edge of the road.

A concern was raised in respect of adequate drainage from the site but this has been addressed in the design and surface construction, although will be referred to drainage.

It was proposed by Cllr Anstey and seconded by Cllr Earth and therefore **RESOLVED** to:

Recommend PERMISSION under Option 3 as there is no adverse impact on the countryside.
All voted in favour.

15/11084 SOUTHAMPTON ROAD GARAGE, SOUTHAMPTON ROAD, SP6 1AP
Mr Brownsey

Raise canopy height, solar panels, single storey extension to shop

Cllr Fulford reported that the garage is situated on a reasonable sized plot on the Southampton Road leading to and from Fordingbridge, and adjacent to the entry slip road onto the A338. The proposal is to raise the canopy height by 1 metre for safety reasons, incorporating solar panels on the canopy for energy efficiency, and to increase the size of the existing shop. Looking at the existing layout, all roof areas are flat, however it is proposed that the extension to the shop, which would be some 10metres would have a 10% pitch adjoined to the existing shop by a flat roof gully area. Members commented that the appearance of the extension was not in keeping with the rest of the buildings due to the roof and Mr Brownsey, the applicant confirmed that he had taken advice as NFDC had not been in favour of a flat roof design. There would be no impact on other amenities.

It was proposed by Cllr Lewendon and seconded by Cllr Earth and therefore RESOLVED to:
Recommend PERMISSION under Option 3 as this is a long established business in need of updating, although further consideration may be given to design.

6 voted in favour. Cllrs Perkins and Hale voted against based on design.

15/10960 Land off MARL LANE, FORDINGBRIDGE SP6 1JR(AMENDED PLANS & REASON TO ADVERTISE)
PDM Farming Ltd

1.1m high boundary fencing; gate

Cllr Perkins reported that members had rejected the previous application as the Right of Way along the boundary had not been clearly defined on the plans. An amended proposal which now showed the Right of Way along the boundary had been submitted and it was noted that the new fence would now be set back a minimum of 2.5m from the boundary although there was still concern from members as to where the 2.5m would be measured from, fence or hedge.. There was further discussion regarding the alignment of the Right of Way and vegetation protection and maintenance even allowing for a 2.5m path.

It was proposed by Cllr Lewendon and seconded by Cllr Hale and therefore RESOLVED to:
support the application under Option 1 with the proviso that the hedgerow is not grubbed out but trimmed back and the path made safe to walk on. All voted in favour.

Mr Gumbrecht, from the public gallery queried why Planning permission had been sought for the gate entrance to the field when permission had not been sought by Burgate School for a gate entrance. Cllr Fulford explained that this was due to the Marl Lane site being the subject of an Article 4 directive which removed the permitted development rights it would normally enjoy.

Current Planning Appeals

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

Current Enforcement Notices

EN/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

WITHDRAWN – Amended notice issued due to a breach of planning control under Section 171 (A) (1) (a) of the Town & Country Planning Act 1990 (as amended by the Planning & Compensation Act 1991)

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

New Applications

TPO/15/0791 – 9 ORCHARD GARDENS, SP6 1BG

Prune 1 x Willow tree

**TPO/15/0875 – ST MARY & ST PHILIPS CATHOLIC CHURCH,
15 SALISBURY ROAD, SP6 1EG**

Prune 1 x Sycamore tree

Decisions

TPO/15/0695 28 LYSTER ROAD, FORDINGBRIDGE SP6 1QY

T8 Prune 1 Oak – to clear highways/paths/driveways/cables

GRANT

TPO/15/0738 1 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD

Willow Tree – Lift canopy and reduce lower lateral limbs due to shading and lack of light to garden, branches covering garden shed and trampoline and entangling small fruit trees.

GRANT

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 6002 / LICTE/15/05571 - SW
Date:	18 August 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	12/09/2015 19:00:00 to 12/09/2015 22:30:00
Premise Address:	Our Lady of Sorrows & St Philip Benizi RC Church St Mary And St Philips Catholic Church, 15 Salisbury Road, Fordingbridge, SP6 1EG
Applicant Details:	Marguerite Helen Eales
Event Details:	Beetle Drive Sale of alcohol 12/09/2015 19:00hrs to 22:30hrs 60 persons

8. To note any items of correspondence

None Noted

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 14th October 2015.

The meeting closed at 9.50pm

Planning Committee 09.09.2015