

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10TH December 2014 at 7.30 pm. in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford, Chairman

Cllrs (G) Wilson, (A) Wilson, Earth, Hale, Price, Adams, Lewendon, Paton & Anstey

In attendance: Mrs H Richards, Town Clerk
G Kimmings, The Fordingbridge Society
Mr & Mrs Hammond
Ms K Brooker
Mr Shering
1 other member of the public

1. To receive any apologies for absence

Apologies for absence were received from Cllrs Connolly & Perkins

2. To receive any Declarations of Interest

The following Declarations of Interest were received:

Cllr Adams for agenda item 14/11533 & 11532 – will remain in the meeting but not speak or vote

Cllr (A) Wilson for agenda item 14/11533 & 11532 – will remain in the meeting but not speak or vote

Cllr Anstey joined the meeting.

3. To confirm the minutes of the meeting held on 12th November 2014 and report any matters arising

Cllr (A) Wilson proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** that the Minutes of the meeting held on 12th November 2014 be signed as a true record.

Matters Arising

Minute No 9 To agree an approach to HCC for funding of the Neighbourhood Plan

The Chairman requested that the Clerk progress this as it is vital that the project is commenced as soon as possible.

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

No matters raised by Members of the Public

5. To report any results on Planning Applications

14/11285 2 BUSHHELLS FARM, SP6 1BH

Single-storey front extension

Granted Subject to Conditions

Mr & Mrs Dean Palmer

14/11343 SURMA VALLEY, SALISBURY ROAD, BURGATE

Boundary fence and posts; removal of boundary wall

Granted Subject to Conditions

Mr Daniel Randall

(Prior Approval Applications)

14/11384 PORTERS LODGE, BOWERWOOD ROAD, SP6 3BS Mr Gregory Thrave
Single-storey extension
GPD Approved

14/11381 MIDGHAM FARM, MIDGHAM ROAD, SP6 3BY Mr N Witt
Use as 3 residential dwellings
Prior Approval not required

14/11346 4 ASHBURN PLACE, SP6 1FD Mr Robson
Front conservatory and single-storey front extension
Granted Subject to conditions

14/10524 35 SHAFTESBURY STREET, SP6 1JF (NB: Branksome China Ltd
PROPOSED LEGAL AGREEMENT)
1 terrace of 4 houses; access; parking; landscaping; demolition of existing
(Outline Application with all matters reserved)
Withdrawn by Applicant

14/11278 Land adj. 2 NORMANDY WAY, SP6 1NW (NB: Avon Valley
PROPOSED LEGAL AGREEMENT) Properties Ltd
House; access; parking
Withdrawn

14/11337 1 LIONS GATE, HIGH STREET, SP6 1RN McKinley Consultants
Two replacement windows in west elevation
Granted Subject to Conditions

14/11338
Granted Subject to Conditions (Listed Building Alteration)

14/11352 MARL COTTAGE, MARL LANE, SP6 1JR Mr & Mrs Liddiard
Front fence; walls; gates
Granted Subject to Conditions

14/11422 24 DUDLEY AVENUE, SP6 1HF Mr & Mrs Jefferies
Single-storey rear extension; pitch roof to garage
Refused

6. To consider new Applications

14/11562 FORDINGBRIDGE BUSINESS PARK, ASHFORD ROAD, Lynwood Park
Ltd
Removal of Condition 5 of Planning Permission 05/85963 to allow change of use

In Cllr B Perkins absence, Cllr Fulford presented this case from a written presentation submitted by Cllr Perkins.

Units A, B, & C Fordingbridge Business Park, located on the junction of Ashford Road and Station Road and part of a busy mixed use industrial estate. The request is for the removal of Condition 5, restricting use to Class B1 from the 2005 permission. The application is made due to changes in permitted development legislation and removal of condition 5 would allow Change of use to other uses (possibly B2 and B8). Following a site visit, it appears that all units are currently occupied, however the applicants confirm that leases end soon

and they have no guarantee that leases will be renewed. The other major activities on the whole site include retail and industrial.

A local resident raised concern if the application is permitted that Change of Use, particularly to B8 will have a huge impact on access and increased traffic in the local area and through the Town Centre, with increased volumes of HGVs.

Evidence of impact on traffic has not been submitted..

The Fordingbridge Society, while appreciating the increase in employment that may result if permitted, objects to the application over concerns of increased heavy traffic.

Cllr Anstey proposed and it was seconded by Cllr (A) Wilson and therefore **RESOLVED**: that the application be refused under Option 4 as there is insufficient evidence regarding future uses and impact to make a decision to support the application. Members voted as follows regarding this proposal: 5 in favour, 2 against and 1 abstention.

14/11463 APLEYARDS, BOWERWOOD ROAD, SP6 3BP

Mr & Mrs Carr

Balcony; fenestration alterations; balustrading to flat roof; roof alterations

Cllr (G) Wilson reported that this is a large property within a large curtilage and is neither overlooked or overlooks other properties. The property is of 1920s design with board cladding. The property was extended in the 1970s Concern was raised regarding bats but it has been confirmed that there will be no affect on bats. Traditional materials will be used for the proposal.

The Fordingbridge Society raise no objections.

It was proposed by Cllr Hale and seconded by Cllr Adams and therefore **RESOLVED**: that the application be supported under Option 3 as there will be no adverse impact on either the amenity or character of the area.

14/11511 14 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX

Mr Perkins

Single-storey rear extension with roof lights; side and rear decking; detached garage with store

Cllr Hale reported that this is a bungalow within an area of other similar properties. The proposal replaces an existing, dated sun lounge extension to the rear with an extension which is wider than the original structure, the new extension will have a pitched roof, which although higher than the original flat roof, is still lower than the roof height of the main dwelling. The extension and subsequent accommodation move will result in the creation of an additional bedroom. The proposal also includes a replacement garage and new store. The property is surrounded by high hedges.

The Fordingbridge Society raise no objections.

Cllr (G) Wilson proposed and Cllr Price seconded and it was therefore **RESOLVED**: that the application be supported under Option 3 as the proposal will enhance the character of the property and have no negative impact.

14/11440 SELWYN, FRYERN COURT ROAD, BURGATE, SP6 1NG
Single-storey side extensions

Mr Smith

Cllr Fulford reported on the latest proposal at this site. This application is made following previously refused applications and the design has now been amended to ensure that the proposal is within the 30% increased floor space limit

The Fordingbridge Society raise no objections.

Cllr Anstey proposed and it was seconded by Cllr Adams and therefore **RESOLVED**: that the application be supported under Option 3 as the previous concerns have now been addressed and there will be no negative impact.

14/11505 17 PENNYS LANE, SP6 1HQ

Mr & Mrs Carter

Two-storey side extension; single-storey front extension; front porch; extend dropped kerb

Cllr (A) Wilson reported the property is a two storey semi-detached dwelling in a row of similar dwellings but with a mixture of styles in the wider area. The rear has been extended at ground floor and a detached garage is positioned to the side. A similar property and extension are located in a neighbouring street.

The main considerations when assessing this application are the impact on the neighbouring property and on the street scene. The neighbour at number 15 is attached to the host property and given the position of the proposed extension there would not be any impact on their amenity. The neighbour at number 19 is set back on the plot in comparison to number 17 and separated by accesses to the garages at the rear. There is a window at first floor which faces the application site but given the degree of separation and the set back the overall impact on this neighbour in terms of loss of light or visual intrusion would not appear unacceptable.

The proposed two storey extension would be set back from the front of the dwelling and with a lower roof form than the existing roof the proposed development would be subservient to the main dwelling. Whilst there would be some loss of spatial gap between the properties the spatial characteristics are not distinctive in this area where there are a variety of widths of properties. The impact on the pair of semis in terms of balance would therefore be limited and consequently the overall affect on the street scene would appear acceptable.

The proposed front extension and porch is not out of keeping within this area with a similar extension on a property in the same row.

No comments have been published online

The Fordingbridge Society have no objection.

Cllr Price proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the application be supported under Option 3 as there would be no adverse affect on the character of the area and a precedent has been set locally with a similar extensions.

14/11420 2 MEADOW AVENUE, SP6 1LN

Mr & Mrs Hammond

Retention of boundary fencing

Cllr (A) Wilson reported this application was made on a property in an area designed as open plan. This restricts the permitted development rights of owners to erect fences, walls etc which would normally be considered Permitted Development. The fences had already been erected prior to the application being submitted.

The Chairman invited the applicant, Mr Hammond to speak. Mr Hammond explained that (retrospective) permission was sought as problems had occurred with members of the public encroaching on the garden of 2 Meadow Avenue and allowing dogs to foul the area. The open plan design did not provide privacy to the rear of the property. Mr Hammond confirmed that he had sought advice from the District Council prior to the erection of the fences but had been directed to the National Planning Portal website to ascertain himself if permission was required – he proceeded believing the fences to be permitted development and was unaware that PD rights did not apply to his property.

A Neighbour has objected to the proposal on visual impact grounds but this objectors property has itself been enclosed with a wall.

The Fordingbridge Society have no objection.

Members agreed that requirements have changed since the introduction of Open Plan design with privacy and other social pressures becoming priority in home owners needs.

Cllr Price proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED** that the application be supported under Option 3 as this would increase security and privacy to the property and precedent had already be set in the local area for enclosing properties.

Mr & Mrs Hammond & Ms Brooker left the meeting

14/11533 55-57 HIGH STREET, SP6 1AS **Priory Stream Ltd**
Shopfront; brick part of window to create entrance; remove external staircase; block up door to create window; studwork walls; staircase; create 2 ensuite **(Application for Listed Building Consent)**

Cllr Lewendon

14/11532 55-57 HIGH STREET, SP6 1AS **Priory Stream Ltd**
Shopfront

Cllr Lewendon reported on the two applications. The proposals would increase the use of the building and bring it back into use following several years of being unoccupied.

The Fordingbridge Society raised no objections and welcome the increase in housing stock and shops.

Cllr Hale proposed and Cllr Anstey seconded and it was therefore **RESOLVED**: that the applications be supported under Option 3 as the proposal makes good use of the units and provides needed housing and does not have a negative impact.

14/11161 SEQUOIA FARM, PUDDLESLOSH LANE, TINKERS CROSS **Ms Fletcher**
Continued siting of mobile home for temporary period of three years for an agricultural worker **additional information (business plan).**

Cllr R Fulford summarised the information given in the business plan and advised Members of the need to consider the increase in the numbers of animals proposed to be kept on the site, the vehicular access to the site via a Public Right of Way and whether there is evidence of the need to reside on the site. Following discussion on whether the proposals given in the Business Plan are viable and could be sustained on a site of this small size, Members agreed that the Business Plan did not contain evidence to support this.

The Fordingbridge Society objects to the application as there is still insufficient evidence to support the need for a Mobile Home.

Cllr Paton proposed and it was seconded by Cllr Adams and therefore **RESOLVED:** that the Council's previous recommendation of Refusal under Option 4 remains unchanged and that there is still insufficient evidence to support the need for a Mobile Home on the site.

14/11614 FRYERN PARK FARM, UPPER BURGATE, SP6 1NF Mr Nutting
Agricultural barn (**Agricultural Prior Notification**)

Cllr Hale reported that the application for an Agricultural barn, with timber cladding was required for the storage of animal feeds. The barn would be screened by existing hedges and trees and no objections have yet been received.

The Fordingbridge Society have no objection.

Cllr Price proposed and it was seconded by Cllr Lewendon and it was therefore **RESOLVED** that: the application be supported under Option 3 as the barn is required and will have little or no negative impact

Current Planning Appeals

14/10290 30/07/2014 Sequoia Farm, Puddleslosh Lane SP6 1NH C & F Gourmet
Farm Foods Ltd

Continued siting of mobile home for temporary period of 3 years for an agricultural worker (PLEASE NOTE, A NUMBER OF COMMENTS RECEIVED REGARDING THIS APPLICATION HAVE BEEN REMOVED FROM THE NFDC WEBSITE AS THEY DID NOT INCLUDE THE COMMENT MAKER'S NAME AND ADDRESS)

14/10162 01/08/2014 Sandledeane, 159 Station Road SP6 1DF Steve Palmer
Building

(NB: Proposed Legal Agreement)

Detached three-storey dwelling; one pair of semi-detached three-storey dwellings; demolition of existing; detached garages & associated parking; new access

Appeal Allowed 14th November 2014

14/10699 07/08/2014 Land of 2 St Georges Road, SP6 1ER Mr Gale

House; parking; bin store

Appeal Dismissed 8th December 2014

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

TPO/14/1301 MARL COTTAGE, MARL LANE, FORDINGBRIDGE, SP6 1JR

T2 - Yew - Crown reduction to reduce height to 5 metres and overall spread to 5.5 metres. First pruning to be undertaken in Apr-June 2016 then repeated on a 3 year cycle thereafter.

TPO/14/1226 4 BURGATE FIELDS, FORDINGBRIDGE, SP6 1LR

T2 Beech Tree – Crown Reduction by 2 metres
Reason for Work: Excessive shading and overhanging neighbouring gardens.

Decision Date: 05/12/2014 Decision: Grant

CONS/14/1306 21 BRIDGE STREET, FORDINGBRIDGE SP6 1AH

Prune 1 x Ash tree and 1 x Beech tree

Reason for work: Proximity to house

CONS/14/1311 PARSONAGE FARM, GREEN LANE SP6 1JT

T1 & T2 - Lawson Cypress, T3 - Ash, T4 - Plum, T5 - Norway Maple, T7 - Monterey Cypress
- Section Fell in parts to ground level.

T6 - Ash - Remove co-dominant stem.

Reason for work – excessive light shading and poor form

CONS/14/1232 : REAR COMMUNAL GARDEN OF BLUE VALLEY MEWS, SP6 1FB

T1 & T2 - Lawson Cypress, T3 - Ash, T4 - Plum, T5 - Norway Maple, T7 - Monterey Cypress
- Section Fell in parts to ground level. T6 - Ash - Remove co-dominant stem.

Decision Date: 05/12/2014 Decision: Raise No Objections

Members noted tree work applications

7. To consider any Licensing Act 2003 applications

No Licensing applications received.

8. To discuss a Partnership Plan for the New Forest National Park

The chairman advised the meeting that due to the late hour at this point in the Agenda, this item would not be discussed and requested that Members pass any comments to the Chairman for a response.

9. To discuss the NFDC Statement of Community Involvement Review & Public Consultation

The chairman advised the meeting that due to the late hour at this point in the Agenda, this item would not be discussed and requested that Members pass any comments to the Clerk for a response.

10. To note any items of correspondence

New Forest Tree Consultations The Clerk reminded members of the email distributed from New Forest National Park Authority (Trees) regarding consultation on tree work applications. Due to the 6 week determination period of this type of application there is no ability to extend the consultation period, this means that some applications cannot be presented to the Town Council Planning Committee. Members therefore AGREED that any applications that will not be presented to Committee, should be sent to Members electronically for Members to comment – Town Clerk to action this.

New Forest DC - Notification received for Householder Rear Extension Notification at 42 Allenwater Drive (Ref 14/11663) this is for information only, no comments allowed.

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

The Clerk reported that a Planning application is being prepared for the retention of the storage container located at the Former Redbrook Filling Station, Ringwood Road (used by the Rugby Club).

Cllr Lewendon advised Members of a planned visit to the Ford Ward at the hospital on the 23rd December at 3.00pm – all Members welcome to attend.

Cllr Wilson reported that the Augustus John public house was rumoured to be for sale. Members AGREED that the Town Clerk should write to the owners, Marsdens, to ascertain if this is correct.

Planning Committee 10.12.2014

12. To note the date of the next meeting as **14th January 2015**

The Meeting closed at 09.35pm

Chairman
14.01.15