

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th March 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 Hale, (A) Wilson, Perkins, (G) Wilson, Anstey, Lewendon, Earth, Paton & Adams

In attendance: Helen Richards, Town Clerk

Mr & Mrs Southway

Mr & Mrs Hardy

Mr Dispain

2 other Members of the public

1. To receive any apologies for absence

Apologies were received from Cllrs, Connolly & Price

2. To receive any Declarations of Interest

Agenda Item 6

15/10122 – Cllrs Fulford and Hale

15/10113 – Cllrs (A) Wilson and Adams

3. To confirm the minutes of the meeting held on 11th February 2015 and report any matters arising

Cllr (A) Wilson proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the Minutes of the meeting held on 11th February 2015 be signed as a true record.

There were no Matters Arising

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

Mr Dispain raised a complaint regarding a new access which had been created within the last month at Tinkers Cross Farm, which is located on a bend and is dangerous. Town Clerk to investigate and report back to complainant.

Cllr Paton entered the meeting.

5. To report any results on Planning Applications

14/11157 FORDINGBRIDGE HOSPITAL, BARTONS ROAD, SP6 1JD

Landmark Estates (FB) Limited & NHS Property Services Limited

Convert to create 15 flats; single-storey extension; extension to create bin store; cycle store; Pavillions - remove bay window; create 2 windows; block up door; re-instate door; remove partitions; raise floor level; fix shut door; block up doors; remove internal walls. Main building- remove 2 fire escapes; replace 2 doors with windows; block up 11 windows; replace existing external doors; replace window; block up serving hatch; create stud walls; remove walls (Application for Listed Building Consent)

Granted Subject to Conditions

14/11420 2 MEADOW AVENUE, SP6 1LN

Mr & Mrs Hammond

Retention of boundary fencing

Granted

14/11236 71 HIGH STREET SP6 1AS

Mrs Mary Newsome

Replace four windows (Application for Listed Building Consent)

Granted Subject to Conditions

14/11777 FORMER REDBROOK FILLING STATION, RINGWOOD ROAD

Fordingbridge Town Council

Continued temporary siting of 2 storage containers

Grant Temporary Permission

15/10012 26 PARSONAGE PARK DRIVE

Mr & Mrs Smith

Single-storey front extension

Granted Subject to Conditions

Tree Works

TPO/15/0158 21 Avon Meade, Fordingbridge, SP6 1QR

Fell 1 Birch

Information Only as consultation expiry 11th March 2015

TPO/15/0067 GREENWAY, 16A WAVERLEY ROAD, SP6 1EX

T1 - Oak - Crown raise to approx. 4 metres and crown thin by approx. 30%.

REFUSE CONSENT T1 Oak tree as marked on the submitted plan - Crown thin by 30%. (T1 of TPO:81/88)

GRANT CONSENT T1 Oak tree as marked on the submitted plan - Crown lift to 4 metres above ground level and crown thin by 20% concentrating on branch ends with a cut diameter no greater than 20mm. (T1 of TPO: 81/88)

Decision Date: 16/02/2015 Decision: Split Decision

Schedule of Enforcement Notices

01/0486 AVONSIDE FARM, FORDINGBRIDGE

1. Mobile Home 2. Conservatory

Injunctive proceedings and awaiting appeal decision

6. To Consider new Planning Applications

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

Mr Rogers

Cllr Hale reported that this application is for a Single-storey rear extension; roof alterations to existing side extension; roof lights

This is a detached property in a residential area of Fordingbridge, characterised by a mix of detached and semi-detached dwellings. This is one of a row of properties that appear to be later C20 infill development, with Levine and its neighbouring property to the east being of similar design styling. The property is set back from the road with a driveway to the front and detached garage, and garden area surrounding its rear and west sides. It has existing single storey projections on its east side which extend to the boundary, with an open yard area in-between.

There is also a two storey recessed projection on the rear elevation. Screening from the road is provided by a mature hedgerow.

Neighbouring premises are on either side of the site with a narrow grassed path along its east boundary which leads to the garden areas of properties to the south along Whitsbury Road. The neighbouring premises to the east No 21, is separated by the pathway and by virtue of the existing side extensions. It is noted that first floor windows and a high level ground floor window face back towards the site. To the west there is significant detachment from the neighbouring property which occupies the corner with Whitsbury Road.

This application proposes alterations to the roof of the existing side extension and a further addition to the rear of this, within the rear garden area.. The proposed alterations would remain of a proportionate scale and design, such that would be sympathetic to the existing property and not at odds with the character of this residential street scene. Due to the single storey nature of the extension and roof alterations this should enable an acceptable relationship with neighbouring premises to be maintained.

Although the building is located on the boundary of the property, a footpath separates it from the neighbouring property.

Cllr Anstey proposed and Cllr Lewendon seconded and it was therefore

RESOLVED: that the application be supported under Option 3 as the proposal would cause no negative impact and is proportionate to the location.

15/10118 11 STEPHEN MARTIN GARDENS, SP6 1RF Mr & Mrs Southway
First-floor front extension; porch canopy

Cllr Lewendon reported the site is within an existing C20 residential development in Fordingbridge. The street scene is characterised by detached properties of a related design, some with narrow front two storey gable projections. No 11 is a detached property clad in brick under a tile roof with front lean-to style projection and integral garage, forming a pair of similar design dwellings with No 12. It is set back from the road with an open frontage and neighbouring premises on either side. That to the west is aligned in the same orientation however as the land rises it is on a slightly higher level. That to the east faces away from the site and has an attached garage providing additional separation. It is noted that neither of the adjacent properties have side facing windows in their opposing gable ends.

This application proposes a first floor extension above the existing front porch projection and a new canopy over the front door.

It is noted that other properties in Stephen Martin Gardens have previously been granted consent for two storey side extensions and at No10 Allenwater Drive the same alteration as proposed here was permitted.

Considering the presence of front gable projections as a design feature of neighbouring dwellings and other permitted alterations in the vicinity, the proposal should not be out of keeping with the street scene. In its design it would be proportionate and subservient in scale and height to the original dwelling. The new porch canopy would be a modest projection, again consistent with the character of development in this residential area.

Due to the scale of the first floor addition and relative orientation to neighbouring properties this should not result in any harm to neighbouring occupiers through loss of light. A new window is proposed in the east side elevation at first floor level serving an en-suite. To safeguard the privacy of neighbouring property, the applicants present at the meeting confirm that obscure glazing will be used.

Cllr Hale proposed and Cllr (A) Wilson seconded and it was therefore **RESOLVED** to support the application under Option 3 as the proposal would have no adverse effect or visual impact.

10053 22 DUDLEY AVENUE, SP6 1HF

Mr & Mrs Langrish

Single-storey rear extension with roof lights; roof alterations; partial use of garage as ancillary accommodation; fenestration alterations

Cllr (A) Wilson reported the site is within an existing C20 residential development in Fordingbridge, characterised by a mix of detached and semi-detached bungalows and two storey dwellings. No 22 is a semi-detached bungalow, clad in brick under a tile roof. It has an attached flat roofed garage on its southern side and front gable projection, part of the original design of this pair.

Neighbouring premises are on either side of the site, the attached bungalow to the north and a two storey semi-detached property to the south. Separation from that to the south is provided by the existing garage which in part overhangs the neighbouring driveway and the neighbouring driveway and garage which is detached and adjacent to the rear garden side boundary.

This application proposes the re-roofing of the existing garage with a pitched roof, formed as an extension of that existing, and a new pitch roof rear single storey extension.

Cllr (G) Wilson proposed and Cllr Anstey seconded and it was therefore **RESOLVED**: that the application be supported under Option 1 however the Town Council would accept the decision of the District Planning Officer. Concern was raised that the roof of the proposal would overhang the neighbouring property, however as the existing garage roof also overhangs it is presumed that this is acceptable.

15/10122 Land rear of 46 WHITSBURY ROAD, SP6 1LA Mr & Mrs Hardy
House; access

Cllr Hale declared an interest in this application, remained in the room but did not speak or vote.

Cllr Fulford declared an interest in this application, however read out a statement before leaving the room.

The statement gave information regarding the history of the area, and in particular the open nature of the rear gardens of the dwellings location on Whitsbury Road. To
Chairman

Cllr Fulford's knowledge, the site subject of the application was purchased by the owner of no. 46 Whitsbury Road as additional garden land. Recent changes in Government policy have moved away from "garden grabbing" for development, with preference put on the use of brownfield sites for infilling development. Further information was given regarding Building Control and Fire Access to the rear of no. 44 Whitsbury Road.

Cllr Fulford then left the meeting. Cllr A Wilson took the chair for this item.

Cllr Anstey reported the site forms part of the rear garden areas to the residential property at 46 Whitsbury Road in Fordingbridge, which has a large curtilage. 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.

An application in 2010 for a pair of semi-detached houses was withdrawn by the applicant.

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. There is an existing access into the site from the private car parking area accessed from Queens Gardens. The dwelling would be located some distance from other dwellings (including no. 46).

Visually, the proposed building would have a pitched roof running parallel to the road with a forward protruding gable feature which provides access to the first floor. The building would be an innovative design using timber cladding and vertical slates with the main entrance through a side porch. The existing wall bounding the car parking courtyard would be retained. Car parking would be provide to the side of the building and the dwelling would have a reasonably sized rear garden.

In terms of plot size, both the existing dwelling at No 46 Whitsbury Road and the application site is large enough to acceptably accommodate the dwelling.

3 Representations have been made from neighbouring occupiers, 1 in support 1 in objection and 1 raising concern regarding access for Emergency Vehicles but not objecting in principle to the dwelling.

The objection is raised on the following grounds:

- Loss of visual amenity
- Layout and design of proposed building
- Adequacy of parking
- National Planning Policy Paragraph 53

The applicant has submitted amended plans to New Forest District Council which reduce the size of the dwelling – the Case Officer confirms that any judgement should be based on the details of the original submission until the process for consideration of the amended plans has been decided. The Town Council may be reconsulted.

Cllr Adams proposed and Cllr Lewendon seconded and it was therefore **RESOLVED:** that the Town Council support the application in principle under Option 1 based on the details submitted with the application however would accept the decision of the District Council Planning Officer. The Town Council are aware that amended plans,

with a reduction in dwelling size have been submitted to the Planning Authority and would welcome the opportunity to consider these amendments before a final decision is made.

Cllr Fulford re-joined the meeting

15/10113 Land rear of 27 PROVOST STREET, SP6 1AY Crownshade Properties

House; access

Cllrs Adams and (A) Wilson declared an interest in this application, however remained in the room but did not speak or vote.

Cllr Fulford reported

This planning application seeks consent for the erection of a detached two storey dwelling on land to the rear of 25-31 Provost Street. No's 25-31 comprise a traditional terrace of four dwellings immediately fronting onto Provost Street with their rear gardens partly backing onto a modern housing cul de sac known as Highbank Gardens. The site itself contains a small piece of land with a single garage and car parking which is used by the occupier of no. 27

The site abuts a private access road to the south with Ashford Water just beyond. The site forms part of Highbank Gardens, which is a modern development of four relatively large detached two storey dwellings in a small courtyard. The site lies within the built up area and Conservation Area.

The proposed dwelling would rise to 6.5metres in height with a pitched roof and front gable end facing onto Highbank Gardens. The proposed building would be positioned just behind the existing hedgerow with a single driveway and garden area to the side of dwelling. The proposed building would have facing brick to the lower section with timber cladding on the upper part of the building under a slate roof. The proposed building would occupy a considerable area of the site,

With regard to residential amenity the proposed building would be located close to the rear of the properties at Nos 25-31 Provost Street.

The proposed windows on the front and rear elevation would face the existing courtyard area and Ashford Water. The proposed dwelling would be located close to the front elevation of No 4 Highbank Gardens. The property at No 4 would face onto the side elevation of the building which would be part of the first floor and the sloping roof. Rooflights are proposed which would not face directly down to No 4.

Discussion took place over the loss of parking for properties on Provost Street, particularly with the imminent further restrictions proposed.

Cllr Anstey proposed and Cllr Lewendon seconded and it was therefore **RESOLVED**: that the application be supported under Option 3 as it was considered that development within the town centre on valuable brown-field sites such as this should be encouraged. Although the site is small in size, the proposal is well designed to have minimum impact or adverse effect on neighbouring property, residential amenity or the character of the area.

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

**14/11262 17/12/2014 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH C & F
Gourmet Farm**

Retention of quail house

**14/11161 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH Miss
Fletcher**

Continued siting of mobile home for temporary period of three years for an agricultural worker

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

TPO/15/0067 GREENWAY, 16A WAVERLEY ROAD, SP6 1EX

Reason for Work: To allow light into property and reduce sail effect in crown.

Proposed Works: T1 - Oak - Crown raise to approx. 4 metres and crown thin by approx. 30%.

Noted by Members

7. To consider any Licencing Act 2003 applications

Our Ref:	TEN 5630 / LICTE/15/01094 - SW
Date:	12 February 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	02/05/2015 18:00:00 to 02/05/2015 23:00:00
Premise Address:	Fordingbridge Sports Club Ltd, Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Stephen Luke White
Event Details:	Party in the Park - Charity Event Sale of alcohol 2nd May 2015 18:00hrs to 23:00hrs 499 persons

Clerk to ascertain if alcohol is to be sold outside on the Recreation Ground at the above event and if a separate Licence is required.

Our Ref:	TEN 5644 / LICTE/15/01366 - PW
Date:	24 February 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	13/03/2015 19:00:00 to 13/03/2015 23:00:00
Premise Address:	Burgate School and Sixth Form Centre Main School Hall & Conservatory, Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Heather Clare Bellinger
Event Details:	Talent Contest - 200 Persons Friday 13 March 2015 Sale of Alcohol (19:00-23:00 hrs)

Our Ref:	TEN 5645 / LICTE/15/01367 - PW
Date:	24 February 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	20/03/2015 19:00:00 to 20/03/2015 23:00:00
Premise Address:	Burgate School and Sixth Form Centre Main School Hall & Conservatory, Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Heather Clare Bellinger
Event Details:	Talent Contest - 200 Persons Friday 20 March 2015 Sale of Alcohol (19:00-23:00hrs)

Our Ref:	TEN 5661 / LICTE/15/01641 - PW
Date:	06 March 2015
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	14/03/2015 23:00:00 to 14/03/2015
Premise Address:	Harleys Harleys, 1 Shaftesbury Street, Fordingbridge, SP6 1JF
Applicant Details:	Julian Schofield
Event Details:	Extension of Licensable Activities Saturday 14 March 2015 (23:00-Midnight) Sale of Alcohol, Regulated Entertainment & Late Night Refreshment

Licensing Act 2003 - Variation Premises Licence (S34)

Premises: PEKING RESTAURANT PEKING RESTAURANT, 7-9 BRIDGE STREET, FORDINGBRIDGE, SP6 1AH

Ref: LICPR/05/00541

To apply for alcohol for consumption on and off the premises. Hours requested, Monday to Thursday, 12:00hrs to 14:00hrs and 18:00hrs to 23:00hrs. Friday and Saturday, 12:00hrs to 14:00hrs and 17:30hrs to 23:00hrs, Sunday 18:00hrs to 23:00hrs. Opening hours to reflect the same.

Licensing Act 2003 - Grant of Premises Licence (S17)

Premises: MCCOLLS MCCOLLS, 47-49 HIGH STREET, FORDINGBRIDGE, SP6 1AS

Ref: LICPR/15/01380

Application for the sale of alcohol for consumption off the premises.

8. To discuss consultation on revision to New Forest NPA Local Planning Application Requirements

Members had no comments to make regarding the revisions to the New Forest NPA Local Planning Application Requirements

9. To note any items of correspondence

No items of correspondence

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

The Clerk advised Members that the new programme for Grant Funding and Support for Neighbour Planning had been recently released and gave details of the main items for consideration regarding the process for apply for grant funding and developing a Neighbourhood Plan.

It was agreed that a Steering Group be formed to undertake this project. The following Members volunteered to sit on the Steering Group, Cllr Fulford (Lead Member), Cllrs Hale, Anstey and (A) Wilson). Members of the community would also be invited to the Steering Group

11. To note the date of the next meeting as Wednesday 8th April 2015

The meeting closed at 9.27pm