

## FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 11<sup>th</sup> June 2014 at 7.30 pm. in the Town Hall**

Present:

Cllr Fulford (Chairman), Lewendon, Hale, (A) Wilson, (G) Wilson, Connolly, Adams, Perkins, Paton, Anstey & Buchanan

In attendance:

Mrs H Richards, Town Clerk  
Mr G Kimmings, The Fordingbridge Society  
Mr M Holmes, Planning Agent  
Mr & Mrs Godden

### **1. Apologies**

Apologies were received from Cllr Price and Cllr A Sevier (NFDC).

### **2. To receive any Declarations of Interest**

Cllr Adams declared an interest in Agenda Item 6 – Planning Application ref. 14/10162

Councillor Fulford entered the meeting and took over the chair from Cllr Hale

### **3. To confirm the minutes of the meeting held on the 14th May 2014 and report on any matters arising**

It was proposed by Cllr Lewendon and seconded by Cllr Perkins and **RESOLVED:** that the Minutes of the meeting held on the 14<sup>th</sup> May 2014 be signed as a true record.

Matters Arising

Minute No.4 – Footpath 78b The Town Clerk advised that on Thursday 5<sup>th</sup> June John Cartwright from HCC Countryside Access Team had updated her on the current position with the footpath. A further site meeting is due to take place shortly between Mr Cartwright and the owner of the land in order to improve the surface of the path and provide advice regarding the provision of a permanent fence which would allow the path to be widened. Cllr Fulford reported that following a visit to the area the previous day, the path is still in a dangerous condition.

Minute No. 8 – Wiltshire Council's consultation regarding scope of Gypsy & Traveller Development Plan Document & the Sustainability Appraisal.

Members AGREED that while no formal response had been made to the consultation, the document should be discussed by Members due to the implications of the proposal within close proximity to Fordingbridge. Item to be placed on the Agenda for the Planning meeting to be held on 9<sup>th</sup> July 2014.

### **4. To receive any matters raised by members of the Public**

No matters raised.

### **5. To report any results on Planning Applications**

**14/10222 TUDOR ROSE INN, SALISBURY ROAD, BURGATE Fordingbridge Day Nursery**  
Use of ground floor as day nursery; 2 windows & door to rear; 1.2 metre high front boundary fence  
Granted Subject to Conditions

**14/10223 TUDOR ROSE INN, SALISBURY ROAD, BURGATE Fordingbridge Day Nursery**  
Internal alterations; 2 windows & doors to rear (Application for Listed Building Consent)  
(AMENDED DESCRIPTION)

Granted Subject to Conditions

**14/10467 2 YEW TREE COURT, FORDINGBRIDGE SP6 1NP Mr Alan Portsmouth**  
First-floor side extension; fenestration alterations  
Granted Subject to Conditions

**14/10490 5 PENNYS LANE, FORDINGBRIDGE SP6 1HQ Mr & Mrs A Manston**  
Roof alterations and extension; rear conservatory; roof alterations and extension to detached garage  
Granted Subject to Conditions

**14/10352 Land at EAST MILLS, SOUTHAMPTON ROAD, Mr & Mrs Raymond Lockyer**  
Agricultural barn for machinery & feed store  
Granted Subject to Conditions

**14/10129 24 DUDLEY AVENUE, SP6 1HF Mr & Mrs Luke Jefferies**  
Single-storey rear extension; new roof over existing garage; roof light  
Granted Subject to Conditions

**14/10493 FLUFFETTS FARM, FRYERN COURT RD, SP61ND Jara Farms Ltd**  
Installation of 436 solar panels; meter cabinet  
Granted Subject to Conditions

**14/10302 GLASSHOUSE STUDIOS, FRYERN COURT ROAD Mr M Jackson**  
Two buildings for light office use and car parking (Use Class B1) (Details of appearance & landscaping, development granted by Outline Permission 13/11101)  
Granted Subject to Conditions

**14/10500 34-36 PROVOST STREET, FORDINGBRIDGE SP6 1AY Dignity Funerals**  
Repaint shop fascia, window & door; display 2 non-illuminated post mounted signs (Application for Listed Building Consent)  
Granted Subject to Conditions  
It was AGREED that the Clerk would investigate if any application had been made for Advertisement Consent for this proposal.

**14/10537 FORGE COTTAGE, BICKTON LANE, BICKTON, Mr Richard Holland**  
Repair and restore the Forge: new concrete floor, new rear door and front window and replacement front doors; internal waterproof roof membrane; demolish the cartshed; single-storey outbuilding (Application for Listed Building Consent)  
Granted Subject to Conditions

**14/10536 FORGE COTTAGE, BICKTON LANE, BICKTON, Mr Richard Holland**  
Outbuilding for home office/hobby room  
Granted Subject to Conditions

**Prior Notification Development (information only) Decisions**

**14/10632 10 VIMOUTIERS COURT, SP6 1NN Mr & Mrs D Wilsher**  
Single-storey extension (Prior Approval Application)  
GPD Approved

**Tree Works - Decisions** - Details can be viewed on the web site at : [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)

**CONS/14/0529**

**PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE, SP6 1JT**

Raise No Objections

Tree Works Noted by Members

## **6. To consider new Planning Applications**

**14/10530      6 DUDLEY AVENUE, FORDINGBRIDGE SP6 1HF      Mr Monks**  
Single-storey front extension

Cllr Hale reported that this was a small extension to the front of the property and while it would have an impact on the street-scene there would be no impact on the residential amenity of the neighbouring properties – no comments received from neighbours. Two previous permissions for larger extensions to the front of the property had not been implemented and this proposal is significantly smaller in size.

The Fordingbridge Society have no objection in principle to the proposal.

It was proposed by Cllr A Wilson, seconded by Cllr Lewendon and **RESOLVED:** that the application be supported under option 3 as there would be no adverse impact on either the character of the area or residential amenity of neighbouring properties.

**14/10656      1 BURGATE FIELDS, FORDINGBRIDGE SP6 1LR      Mr & Mrs Batty**  
Two-storey side extension; fenestration alterations

Cllr A Wilson reported that this was a large extension to a property within a large curtilage which would have minimal impact. The nearest neighbouring property, no. 89 Salisbury Road has a large tree in the garden, and advice has been sought from an Arboriculture Consultant who confirms that the extension will not affect the Root spread of the tree.

The Fordingbridge Society has no objection in principle however raise concern over the lack of bathroom facilities for a dwelling of the proposed size.

It was proposed by Cllr Adams, seconded by Cllr Lewendon and **RESOLVED:** that the application be supported under option 3 as there would be no adverse impact on either the character of the area or residential amenity of neighbouring properties.

**14/10608      52 PICKET CLOSE, FORDINGBRIDGE SP6 1JY      Mr Budden**  
Single-storey side & rear extensions

Cllr Perkins reported that the proposal is for large side and rear extensions together with internal alterations. The Case Officer confirms that there would be no intrusion with regards to light on neighbouring property and no objections had been received.

The Fordingbridge Society raised no objection.

It was proposed by Cllr Connolly, seconded by Cllr Lewendon and **RESOLVED:** that the application be supported under option 3 as there would be no adverse impact within the curtilage of the property and access to the rear of the property would be improved.

**14/10162 SANDLEDEANE, 159 STATION ROAD, SP6 1DF Steve Palmer Building**  
Detached three-storey dwelling; one pair of semi-detached three-storey dwellings; demolition of existing; detached garages & associated parking; new access **Re-consultation Amended Plans**

Cllr Perkins reported that this was a revised application with two previous schemes having already been considered. The previous applications had been for firstly three detached dwellings and secondly for three terraced houses. The Council had rejected the scheme for terraced houses as it was overdevelopment and out of character with the neighbouring properties and the visual amenity of the neighbourhood.

The applicant's Agent, Mr M Holmes addressed the meeting and explain how the current scheme had considered the previous objections. The new proposal for the 2 semi-detached properties had reduced the footprint of these 2 dwellings and together with a reduction in the parking provision (all 3 dwellings retain 2 parking places) this has resulted in more green-space within each curtilage. The dwellings have also been re-positioned to provide more distance from the boundary of both Station & Jubilee Roads and the positioning of the detached dwelling further back on the site would improve the amenity to the adjacent property, 157 Station Road.

Mr Godden, occupier of 157 Station Road, addressed the meeting and confirmed that the current proposals were acceptable and had overcome previous concerns regarding overlooking and overshadowing.

No other objections had been received by New Forest District Council.

Cllr Buchanan commented that this could set a precedent for higher density within the area but members agreed that this could not be a consideration as it was only a possibility.

Cllr Fulford congratulated the Agent on the way that previous concerns had been taken into consideration and overcome by the current proposed scheme.

The Fordingbridge Society has no objection.

It was proposed by Cllr Hale, seconded by Cllr Perkins and **RESOLVED:** that the revised application be supported under option 3 as the revisions had overcome the previous concerns. Cllr Adams abstained from voting due to declaration of interest.

Mr Holmes and Mr & Mrs Godden left the meeting.

**14/10639 IVY COTTAGE, SALISBURY RD, BURGATE, Mr & Mrs Collings/Ringrose**  
Fenestration alterations

Cllr G Wilson reported that the proposal was to replace a redundant door to the front elevation with a bay window and for the provision of a small window to the side (north) elevation. The existing door exited almost directly onto the highway and was too dangerous to use. The new windows would provide enhanced lighting to the dwelling. An objection had been received from the occupier of the adjacent property, Quatrefoile regarding loss of privacy with the provision of the window on the north elevation, however this would only result if the occupier of Quatrefoile removes the existing hedge.

The Case Officer has reported that this proposal is acceptable and would have no impact on neighbouring property.

The Fordingbridge Society has no objection but noted the objection from the adjoining occupier.

It was proposed by Cllr Connolly, seconded by Cllr Lewendon and **RESOLVED:** that the application be supported under option 3 as there would be no adverse impact.

**14/10699 Land of 2 ST GEORGES ROAD, FORDINGBRIDGE Mr Gale**  
House; parking; bin store

Cllr Connolly reported on the proposal to provide a large dwelling within the previous curtilage of No. 2 St Georges Road. A letter of objection had been received from the occupiers of 4 St Georges regarding overlooking from the rear bedroom windows of the proposed dwelling.

The Fordingbridge Society raised objections that the proposed dwelling is too large for this site.

It was proposed by Cllr G Wilson, seconded by Cllr Hale and **RESOLVED:** that the application be refused under option 4 as the proposal is oversized for the site.

**14/10747 162 STATION ROAD, FORDINGBRIDGE SP6 1DS Mr & Mrs Carr**  
Single-storey extensions

Cllr Lewendon reported that the proposal was for two single storey extensions to the rear of the property. The property is sited with a large curtilage and the proposed extensions would have no impact on neighbouring properties.

No objections had been received.

The Fordingbridge Society raised no objection.

It was proposed by Cllr Connolly, seconded by Cllr Buchanan and **RESOLVED:** that the application be supported under option 3 as there would be no impact on the residential amenity of neighbouring properties or character of the area.

**Prior Notification Development (information only)**

**14/10645 Prior Approval from Agri. To Dwellings**  
**BARNS AT MIDGHAM FARM, MIDGHAM ROAD, SP6 3BY Mr & Mrs Sykes**  
Use of barns as residential dwellings (Prior Approval Application)

**Appeal Notifications**

**13/11208 NORMANDY, WHITSBURY ROAD, TINKERS CROSS Mr C Marshallsay**  
Retention of shed to front of the property Appeal against Refusal of Planning Permission

**7. To consider any Licensing Act 2003 applications**

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| Our Ref:                   | TEN 5206 / LICTE/14/03369 - SW   |
| Date:                      | 30 May 2014  |
| Application Type:          | Temporary Events Notice  |
| Date(s) Of Proposed Event: | 22/08/2014 12:00:00 to 24/08/2014 01:00:00   |
| Premise Address:           | Fordingbridge Recreation Ground Fordingbridge<br>Recreation Ground, Ringwood Road, Fordingbridge |
| Applicant Details:         | Wayne Colin Jacobs   |
| Event Details:             | Moto Guzzi Club of GB Vee Twin Rally<br>Sale of alcohol and regulated entertainment              |

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|  | 22nd, 23rd, 24th August 2014<br>12:00hrs to 01:00hrs<br>499 persons |
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| <b>Our Ref:</b>                   | TEN 5218 / LICTE/14/03554 - SW   |
| <b>Date:</b>                      | 05 June 2014   |
| <b>Application Type:</b>          | <b>Temporary Events Notice</b>   |
| <b>Date(s) Of Proposed Event:</b> | <b>21/06/2014 18:00:00 to 21/06/2014</b>   |
| <b>Premise Address:</b>           | <b>Fordingbridge Sports Club, Ringwood Road,<br/>Fordingbridge, SP6 1AN</b>  |
| <b>Applicant Details:</b>         | <b>John Charles Butler</b>   |
| <b>Event Details:</b>             | Rugby Club 30th Anniversary Dinner Dance<br>Sale of alcohol and regulated entertainment<br>21st June 2014<br>18:00hrs to 00:00hrs<br>250 persons |

All Licensing applications noted by members.

### **8. To note any items of correspondence**

Cllr Sevier – NFDC – the Clerk reported that an email had been received from Cllr Sevier to update the Council on the retrospective applications at Sequoia Farm which were presented to NFDC Planning Committee that morning. The applications were deferred for consideration of further information which had recently been received.

Members discussed the situation with the land generally at Puddleslosh Lane including whether the Council should purchase land in the area for retention as Open Space; whether consideration had been given to the proximity of the site to a Chalk Stream and the poor condition of Puddleslosh Lane. It was considered that further Enforcement action should be started regarding the recent addition of storage containers at Sequoia Farm.

Hampshire Rural Housing Newsletter It was agreed that the newsletter recently distributed to Members would be discussed at the next Planning Committee meeting on 9<sup>th</sup> July 2014.

Christchurch & East Dorset Council – the Clerk advised the meeting of the receipt of notification of the Adoption of the Christchurch and East Dorset Core Strategy.

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

Replacement Lighting - Cllr Buchanan raised concern over the project to replace the street lighting and in particular the removal of “historic” lamp posts. Cllr Connolly responded by advising members that the item had been discussed at the General Council meeting on the 4<sup>th</sup> June 2014 when HCC Cllr E Heron had advised members of the current situation – full consultation had been carried out prior to the start of the project, (approximately 2 years ago) and the Town Council had not responded. Cllr Buchanan had written to Hampshire County Council and New Forest DC expressing disbelief and considered that neither the Town, District or County Councils were working to retain the character of the Medieval Town. Cllr Connolly reminded Cllr Buchanan that procedures must be followed in order to challenge operations and that correspondence should be sent via the Town Clerk’s office.

Flagpole – Cllr Perkins raised a query of the positioning of a flag pole outside of the Fire Station and the need for Planning Permission. It was generally understood that this would not require Planning Permission to fly a national flag.

Healthcare Provision Cllr Paton advised that a petition had been started at the Surgery regarding the need for patients (residents of Fordingbridge) to travel to Salisbury Hospital for blood tests. Cllr Connolly advised the meeting of a conversation he had had with a member of the press and that due to patients from 17 local surgeries being referred to Salisbury, there was a long waiting list.

**10. To note the date of the next meeting as 9<sup>th</sup> July 2014.**

The meeting ended at 9.20pm.