

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th January 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 Price, Lewendon, Anstey, Hale, (A) Wilson & Adams

In attendance: Helen Richards, Town Clerk
Geoff Kimmings, The Fordingbridge Society
Katie Griffin, Forest Journal
11 Members of Public

The Chairman advised the meeting that the order of the new applications, Agenda item 6 would be changed to and application 14/11630, Bowerwood Road would be presented first to allow Interested Parties to leave following this item

1. To receive any apologies for absence

Apologies were received from Cllrs, Connolly, Perkins, (G) Wilson and Earth

2. To receive any Declarations of Interest

Cllr (A) Wilson declared an interest in Agenda Item 6, Application No. 14/11630 but remained in the room but did not speak or vote.

3. To confirm the minutes of the meeting held on 10th December 2014 and report any matters arising

Cllr (A) Wilson proposed and it was seconded by Cllr Price and therefore **RESOLVED:** that the Minutes of the meeting held on 10th December 2014 be signed as a true record.

No matters arising.

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

14/11333 2 - 6 BRIDGE STREET, SP6 1AH **Sheerin Bettle Architecture**

Variation of Condition 7 of Planning Permission 11/97536 to allow amended slab levels

Granted Subject to Conditions

14/11463 APPLEYARDS, BOWERWOOD ROAD, SP6 3BP **Mr D Cutler**

Balcony; fenestration alterations; ballustrading to flat roof; roof alterations

Granted Subject to Conditions

14/11511 14 WAVERLEY ROAD, SP6 1EX **Mr Neil Perkins**

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

Granted Subject to Conditions

14/11182 6 MILL COURT, FORDINGBRIDGE SP6 1JQ **Mr & Mrs C Ansell**

Front porch; pitched roof to existing flat roofs; parking space and dropped kerb

Granted Subject to Conditions

14/11440 SELWYN, FRYERN COURT ROAD, SP6 1NG

Mr Mark Smith

Single-storey side extensions

Granted Subject to Conditions

14/11505 17 PENNYS LANE, FORDINGBRIDGE SP6 1HQ

Mr & Mrs M Carter

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

Granted Subject to Conditions

Prior Approval Applications

14/11663 42 ALLENWATER DRIVE, SP6 1RB

Mr David Hughes

Single-storey extension

GPD Approved

Agricultural Prior Notification

14/11614 FRYERN PARK FARM, UPPER BURGATE, SP6 1NF

Mr Mark Nutting

Agricultural Barn

Details not required to be approved

6. To consider new Applications

14/11630 Agricultural Land at Bowerwood Road

Mrs Mouland

Agricultural Barn

Cllr Anstey gave an overview of this case for Retrospective Planning Permission for an Agricultural Barn, previously given permission under Permitted Development Rights. When erected, the position of the barn had been moved 30m to the west to allow for the retention of an oak tree – as the building is now within 400m of a protected building, full planning permission is required. Cllr Anstey explained that following 2 visits to the site and telephone conversations between the Town Council and Planning Officer, inconsistencies had come to light with the application.

The Chairman then explained that although the Town Council would not consider this application and make a resolution at this meeting, interested parties in attendance would now be given the opportunity to speak.

The concerns from the floor (neighbouring property owners) included:

- an inconsistent approach to previous applications with no Environmental Report being submitted. Comments have not yet been received from the Environment Agency. However the application site is within the flood plain and regularly floods, more frequently than the 1:100 years of Flood Zone 2/3. NFDC Drainage section have stated in their response that full details of surface water disposal will be required.
- not all neighbours have been consulted
- 3 Barns have been erected on site, this application will only be the second barn for which planning permission is sought and the 3rd barn is located further to the west and would therefore require Planning Permission as within the 400m limit.
- No provision made for the disposal of animal waste – this has been spread on the flood plain – pollution concerns. As manure is not ploughed into the ground, an odour nuisance could occur.

- This is intensive farming for which there should be a proper business plan and details submitted.

The Fordingbridge Society support the Council's view that further clarification and details are required. Members AGREED that a response should be sent to New Forest District Council seeking clarification.

Members of the Public and Press left the meeting

14/11672 WHITS END, 92 WHITSBURY ROAD, SP6 1LA

Mr Colebourn

Single storey side extension

Cllr Lewendon reported that this property was a modern (10-15 years) bungalow. The proposal is for a modest single storey side extension which would be over 7 metres from the boundary. 1 comment had been received from the neighbouring property raising concern over loss of privacy which could be overcome by provision of trellis to the boundary fence (this neighbouring property is also some distance from the boundary).

The Fordingbridge Society agree in principle to the proposal but would like to see additional screening provided to the boundary.

Cllr Adams proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: that the application be supported under Option 3 as there would be little impact. Additional screening to the boundary with 10 Merton Close could be useful .

14/11680 27 HIGH STREET, FORDINGBRIDGE

RBS

Display 1 non illuminated fascia sign; 1 non illuminated hanging sign , 1 wall mounted name plate (application for Advertisement Consent).

Cllr Hale reported that this proposal on the Natwest Bank was to replace the existing fascia sign with a new larger sign, replace an existing name plate for opening hours and erect a protruding hanging sign; all signs would have a purple background. The Conservation Officers report states "*this approach does not respond to the locally distinctive characteristics of the conservation area. This proposal does not create a positive addition to the conservation area and should be revisited to sit more comfortably within the existing shopfront much like the current signage. Recommend refusal*".

Members shared these concerns and in addition considered that the protruding sign would be a hazard and danger to road users and pedestrians with HGVs driving very close to the front of this building.

The Fordingbridge Society object to the proposal as it is not in keeping with the character of the area.

Cllr Lewendon proposed that the application be refused under Option 4 which was seconded by Cllr (A) Wilson as the proposal is incongruous and the protruding sign dangerous.

One Member voted against this proposal and following further discussion:

Cllr Fulford proposed and it was seconded by Cllr (A) Wilson and therefore **RESOLVED**: that the application be refused under Option 4 as the protruding sign is dangerous.

6 voted in favour, 1 against.

Current Planning Appeals

14/10290 30/07/2014 C & F Gourmet Farm Foods Ltd
**SEQUOIA FARM, PUDDLESLOSH LANE, TINKERS
 CROSS, FORDINGBRIDGE SP6 1NH**

Proposal: 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 WEBSITE AS THEY DID NOT INCLUDE THE COMMENT MAKER'S NAME AND ADDRESS)

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

Proposal: Retention of quail house

14/11161 23/12/2014 Ms Fletcher **SEQUOIA FARM, PUDDLESLOSH LANE, TINKERS
 CROSS, FORDINGBRIDGE SP6 1NH**

Proposal: 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

None Notified.

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 5573 / LICTE/14/08395 - PW
Date:	15 December 2014
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	31/12/2014 19:30:00 to 01/01/2015 01:30:00
Premise Address:	The Ship Inn Ship Inn, 68 High Street, Fordingbridge, SP6 1AX
Applicant Details:	Gerald Pettley
Event Details:	New Years Eve Extension Sale of Alcohol & Regulated Entertainment (19:30-01:30 hrs) 90 Persons

Our Ref:	TEN 5578 / LICTE/14/08430 - PW
Date:	16 December 2014
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	03/01/2015 19:30:00 to 03/01/2015 23:00:00
Premise Address:	Victoria Rooms Victoria Rooms, 26 Bridge Street, Fordingbridge, SP6 1AH
Applicant Details:	Jane Loveless
Event Details:	Private Party - 90 Persons Saturday 3 January 2015 (19:30-23:00hrs) Sale of Alcohol & Regulated Entertainment

Our Ref:	TEN 5585 / LICTE/14/08629 - PS
Date:	29 December 2014
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	31/01/2015 19:00:00 to 31/01/2015 20:00:00
Premise Address:	Avonway Community Centre Avonway Community Centre, 36 Shaftesbury Street, Fordingbridge, SP6 1JF
Applicant Details:	Marguerite Helen Eales
Event Details:	Charity Skittle Evening - Sale of alcohol 31/01/2015 1900 - 2000 hrs 79 people

Members noted these applications which had been circulated prior to the Planning Meeting due to the dates

8. To note any items of correspondence

No correspondence received.

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

Town Clerk nothing to report.

Cllr (A) Wilson reported that a new tenancy had been negotiated for the Augustus John Pub.

12. To note the date of the next meeting as 11th February 2015

The Meeting closed at 8.43pm