

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 14<sup>th</sup> October 2015 at 7.30pm. in the Town Hall (Minutes subject to approval at the next meeting of the Committee)**

**Present:** Cllr Fulford, Chairman  
Cllrs Anstey, (A) Wilson, Earth, Lewendon, Adams, Hale, Paton & Perkins

**In attendance:** Mrs H Richards, Town Clerk  
3 Members of the Public

**1. To receive any apologies for absence**

Apologies were received from Cllrs (G) Wilson, Price & Connolly

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

No declarations made.

**3. To confirm the minutes of the meeting held on 9th September 2015 and report any matters arising**

Cllr Anstey proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** that the minutes of the meeting held on the 9<sup>th</sup> September 2015 be signed as a true record. All those who had attended the meeting voted in favour.

#### Matters Arising

Minute No. 5 – Resolution on Application 15/11063 – Cllr Anstey raised a query regarding the Option stated in the minutes (Option 2 Refusal, but would accept NFDC delegated decision) and that he believed that he had proposed refusal under Option 4 – (would not accept delegated decision). The Chairman clarified the circumstances surrounding this resolution and confirmed that both she and the Assistant Clerk had written down option 2 and as there was no other criteria to require Committee consideration, the decision was delegated to the Development Control Manager and permission granted. Cllr Lewendon stated that this decision ignores the comments made by Fordingbridge Town Council.

*Cllr Perkins entered the meeting.*

Cllr Lewendon went on to read out the Case Officers report, where it is considered that the proposal is to extend an existing employment site and is not therefore against policy (development in the countryside). The Chairman reminded members that this is a matter for New Forest DC and not the Town Council.

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

No matters were raised by Members of the Public.

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

**15/11077 Land rear of 4 - 12 SHAFTESBURY STREET,(NB: PROPOSED LEGAL AGREEMENT) Crownshade Ltd**

1 Pair of semi-detached dwellings; new access  
**Refused**

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

Replacement Roof  
**Granted Subject to Conditions**

**15/11035 MIDGHAM FARM, MIDGHAM ROAD, SP6 3BY** **Mrs S Sykes**  
Use of barn as 3 residential dwellings (Prior Approval Application)  
**Refused**

**15/11063 GLASSHOUSE STUDIOS, FRYERN COURT ROAD, SP6 1QX** **Micamati**  
Two storey building for B1 use  
**Granted Subject to Conditions**

**15/11147 124 STATION ROAD, FORDINGBRIDGE SP6 1DG** **Crownshade Ltd**  
Two storey side & rear extension to provide 2 additional flats; bin/cycle stores  
**Withdrawn by applicant**

**15/10503 SIX ACRE FARM, SOUTHAMPTON ROAD, EAST MILLS** **Mrs J Haughes**  
3 Agricultural Barns  
**Withdrawn by Applicant**

**15/10960 Land off MARL LANE, SP6 1JR** **Mr Phillip Moore**  
1.1m high boundary fencing; gate (AMENDED PLANS & REASON TO ADVERTISE)  
**Granted Subject to Conditions**

#### **General Permitted Development Extensions**

**App No: 15/11434 THE INGLE, FRYERN COURT ROAD, BURGATE,** **Mr P Ross**  
Single-storey rear extension; front infill extension; fenestration alterations  
**Withdrawn - Invalid**

#### **AGRICULTURAL DETERMINATION**

**15/10814 Land West of A338, Bickton Lane, Bickton** **Mr Adams**  
Agricultural Barn  
**Refused**

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

Following a request from the applicant (present at the meeting) and agreement by the Committee, the running order of the Agenda was amended and application 15/00706 was heard first.

**15/00706 CRIDDLESTYLE, SOUTHAMPTON ROAD SP6 2JT** **Mr Sweeney**  
Single storey extension; swimming pool enclosure

Cllr Anstey reported on the application which is sited within the National Park, being outside of a defined village, and is not a listed building or within a conservation area. He outlined the Planning history and that the property had already reached the 30% increase limit. In considering the application, members should assess the impact on the character and appearance of the area.

Cllr Anstey summarised the proposed porch which would be positioned on the front of the property and the size of which would be in proportion to the size of property.

The swimming pool enclosure would not be visible from the Highway and the applicant confirmed that it would be of a concertina design and could be opened and closed.

The applicant then clarified that the extension was a replacement porch but due to the size is classed as an extension – this replacement would improve the appearance of the property. The 30% limit is currently being discussed with the Planning Authority but the applicant stated that consideration would be given to reducing the property elsewhere to ensure that the enlarged porch would not result in a nett increase of over 30%.

Cllr Adams proposed and it was seconded by Cllr Perkins and therefore **RESOLVED**: that the application is **supported** under Option 3 as the proposals are in character with no negative impact and are of good design. All voted in favour.

*Mr Sweeney left the meeting.*

**15/11270 FRYERN PARK, FRYERN COURT ROAD, SP6 1NF**  
Entrance Gates

**Mr Nutting**

Cllr Fulford reported on the application to replace and relocate entrance gates at this farm – the application form is incorrect in that the access is onto Whitsbury Road not Fryern Court Road.

A previous application for entrance gates required by condition that the gates were located 15 metres back from the edge of the highway boundary. The currently proposed gates would only be set back 9-10m from the highway which the Highways section of Hampshire County Council considers is inadequate and would be likely to cause undue interference with the safety and convenience of users of the highway

The Case Officer also raises concerns: “*The main issue in this case is the impact on public highway safety.*” However considers “*The proposed gates would be set back from the road and would have little impact on the character of the area*”.

The Committee heard from local residents who object to the proposal and echo the concerns of the Highway Authority.

Cllr Anstey proposed and it was seconded by Cllr (A) Wilson and therefore **RESOLVED**: that the application be **refused** under Option 4 for reasons of concern over Highway safety and that the previous 15m from the highway requirement is still appropriate. All voted in favour.

*Members of the public left the meeting*

**15/11271 BUTT LAWN FARM, FROG LANE, FORDINGBRIDGE SP6 1BN** Mr Hariento  
Variation of Condition 1 of Planning Permission Application 12/98711 to allow extension of time until 30<sup>th</sup> August 2018 for 3 polytunnels and agricultural buildings.

Cllr Hale reported on the application, to extend the time on a previous temporary permission. The Case Officer confirms that the 3 polytunnels have not been provided and no horticultural or agricultural need has been established.

No information has been provided as to why the permission has not been implemented or why an extension of time is required. To date, no objections have been received.

Members considered whether a further temporary period of, perhaps 1 year should be supported.

Cllr Perkins proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the application be **refused** under Option 4 as there is no evidence of existing agricultural development and need.

**15/11296 6 HIGH STREET, FORDINGBRIDGE SP6 1AX (NB Proposed Legal Agreement)**  
**Mr Tollman**

First & Second Floor rear extensions to create 2 flats; fenestration alterations

Cllr A Wilson reported on the proposals to the former HSBC bank.

The planning history of the site is limited to its former use as a bank, however the decision on ref. 08/91676 (nos. 8-10 High Street) may be material to consideration of the current application.

The proposal relates to the former HSBC premises fronting the High Street in Fordingbridge, but extends to the rear as far as Round Hill and adjoins a pedestrian thoroughfare to the east known as The Hundred. The site is located within the Fordingbridge Conservation Area, Town Centre and Primary Shopping Area. It adjoins listed buildings to the east and west.

It is proposed to retain a sizeable proportion of the ground floor of the former bank building for A2 (professional and financial) use. However, the proposal seeks to convert some of the ground floor and all of the first floor to residential use and to add a second floor to the rear to create 2 no. 2 bed dwellings on three levels.

The building fronting the High Street would be largely unaltered save for the lowering of window cill heights. The main external alterations are proposed to the rear of the site where a two storey structure is sought, backing onto Round Hill. The new development would be faced with a mix of render and weatherboarding, roofed with clay tiles and fenestrated with timber windows and conservation rooflights. The development to the rear would impact upon The Hundred where rendered walling and a new window is proposed immediately adjoining the passage. Benefits would be derived through removal of quite unsightly railings and security devices associated with the former bank use, although it needs to be considered whether the form and scale of the new development to the rear would be appropriate in the context of the conservation area and setting of listed buildings. The views of the Conservation Officer have been sought in relation to these matters.

No car parking is provided for occupiers of the development.

Objections have been raised by neighbouring properties in Roundhills concerned with loss of light and residential amenity.

Members considered that the works to the rear of the property would enhance the building. Members also discussed the loss of property for A2 (or A1) use but as there are currently other vacant properties within the town with this use class, the loss would not have significant impact.

Cllr Lewendon proposed and it was seconded by Cllr Earth and therefore **RESOLVED**; that the application be supported under Option 3 as the proposals would enhance the rear of the property and provide 2 additional properties in the Town Centre. 8 voted for & 1 against (loss of A1/A2use)

**15/11298 26 PROVOST STREET, FORDINGBRIDGE SP6 1AY**

**Mr & Mrs Price**

Replacement Door

Cllr Fulford reported on this application and explained that it is unclear why this has been submitted as there are no controls in place to resist this alteration. The application site consists of an end of terrace dwelling, situated in the built up area of Fordingbridge, and also lies within the Conservation Area. The proposal is to replace the existing solid timber entrance door on the front elevation, with a upvc part glazed door.

The existing dwelling is a modest property situated adjacent to the pavement, and the front elevation consists of timber sash windows and the existing front door with canopy over. The other two dwellings within the terrace have existing timber front doors part glazed.

Cllr Paton proposed and it was seconded by Cllr Earth and therefore **RESOLVED**: that the application be supported and Permission granted under Option 3 as the proposal would have no negative impact. All voted in favour

**15/11122 1-25 RIVERSIDE COURT, WEST STREET , SP6 1GH**

**Spectrum Housing Group**

Replacement Windows

Cllr A Wilson reported on the proposal

The application relates to Riverside Court, a mid 1990's sheltered housing development within the Fordingbridge Conservation Area. The timber casement windows throughout the development are

in a poor state of repair and require attention. It is therefore proposed to replace the windows with upvc casement windows. The applicant was advised by the Planning Authority that suitable replacement windows, including upvc may be acceptable, providing the existing window design is maintained and detailing is matched on a like-for-like basis or as closely as possible. The proposals should ensure the appearance and character of the Conservation Area are maintained or enhanced.

The Conservation Officer has been consulted on the proposal and their comments are awaited.

Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: that the application be supported under Option 3 as the design appears to be like for like and does not affect the character of the building or the Conservation Area. All voted in favour

**15/11323 MARL COTTAGE, MARL LANE, FORDINGBRIDGE SP6 1JR**

**Mr & Mrs Liddiard**

Single storey extension

Cllr Perkins reported on this application and summarised the many previous applications and extensions to the property – the property has now reached the 30% increase limit. However the proposal is for a conservatory which are exempt from the 30% limit.

The property is a detached dwelling situated on the outskirts of Fordingbridge outside of the built-up area and therefore in an area designated as Countryside outside the New Forest. The access to the property is via a narrow un-made road. The boundary treatments to the front consist of high fences and hedges. A large outbuilding is sited close to the access. A number of large trees are located on the boundary.

In considering the impact on the character and appearance of the area, it is unlikely to result in a significant impact on the amenities of the occupiers of surrounding residential properties due to its position on the dwelling and would not appear to have a detrimental impact on the Countryside.

As there are protected trees on the site the Arboricultural Officer will be consulted.

Cllr Adams proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the application be supported under Option 3 as there would be no detrimental impact. All voted in favour.

**15/11324 SIX ACRE FARM, SOUTHAMPTON ROAD, EAST MILLS SP6 Mrs Haugh**

3 Agricultural Barns

Cllr Fulford reported on the revised application for 3 Agricultural barns, the previous application 15/10503 having been withdrawn by the applicant.

The site extends to around 2.6 hectares (6 acres) and currently comprises a small holding with cattle, pigs, horses and poultry to the south of Southampton Road on the outskirts of Fordingbridge. The site lies in a rural location with the adjoining land used for agricultural and horse related uses and there are a number of existing agricultural buildings. To the west of the site there is a run of dwellings fronting onto Southampton Road with the immediate neighbouring property at 1 East Mills Cottage. There is currently one barn building on the site which was approved back in 2003 under reference 76414. The building is currently used as a hay barn and shelter. Several shipping containers are also currently located on the site. If planning permission was obtained, it is proposed to remove the existing metal containers from the site. A previous application for an additional building was refused for reasons of lack of justification of need

The current proposal is to construct three single storey agricultural buildings. The proposed buildings would be constructed from vertical timber cladding with an open frontage under a green profiled metal roof. The three buildings will be located around the front part of the small holding relatively close to the existing barn. Building identified as 1 would be sited to the east of the site adjacent to the existing building on the neighbouring small holding. Building identified as 2 would

be sited to the rear of the existing barn. Building identified as 3 would be located to the west of the existing barn and set about 6 metres back from the existing hedgerow running adjacent to Southampton Road.

The main issues in this case is the effect on the character and appearance of the area which lies within a rural location, whether the size and scale of the buildings are required in relation to agricultural and the effect on living conditions of the adjoining neighbouring properties.

In support of the planning application, it states that the new buildings are required to accommodate the existing agricultural machinery currently out on the site, and also the hay and silage.

The applicant is a Commoner and her Commoning rights date back since 2004. The applicant also rents 3 acres of land at Crystal Hollow, Godshill, which is used for overwintering of animals off the open New Forest. The applicant currently runs 32 bovine animals (cows, heifers and steers) on the open New Forest. In addition, there are 6 sows and 1 boar.

Concerns has been raised by the immediate neighbour at no. 1 East Mills Cottage over pigs being housed in the barns and the increase in vermin. Concerns have also been raised by the Case Officer of the volume of development on the smallholding and also the positioning of one building close to the highway.

#### First Proposal

Cllr Adams proposed and it was seconded by Cllr Earth to respond under Option 5 – Happy to accept the decision reached by the DC Officers under their delegated powers as Members have insufficient knowledge to make a judgement.

#### Second Proposal

Cllr Anstey proposed and it was seconded by Cllr Lewendon to support the application in principle under Option 1 as it would benefit the agricultural enterprise however concerns are raised regarding over-development.

All voted in favour of the second proposal and it was therefore **RESOLVED**: that the application be **supported** under Option 1 as it would benefit the agricultural enterprise however concerns are raised regarding over-development.

#### **15/11313 48 CHURCH STREET, FORDINGBRIGE, SP6 1BE**

**Mr Booth**

Single storey rear extension; porch alterations; fenestration alterations

Cllr Hale

Positioned within a terrace of two storey dwellings within the Conservation area the property benefits from a small porch to the front and a single storey rear extension. Within the row there are several other properties which have been extended to the rear at both ground floor and also one at first floor.

The neighbouring property at number 50 has a similar porch to what is being proposed. Therefore the replacement of the existing porch roof would be an enhancement of the front elevation and would not impact on the Conservation Area.

The replacement of the small rear extension would be larger than existing but given that the neighbouring properties have also been extended there would not appear to be a significant adverse impact on their amenity.

The proposed addition, replacement windows and rooflights would appear acceptable in principle but the proposal shows the use of standard "velux" rooflights along with upvc windows and doors. Given that the property is within a Conservation area the Conservation Officer will be consulted. The proposals together with internal alterations will enable the repositioning of the downstairs bathroom onto the first floor.

Cllr Perkins proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: that the application is supported under Option 3 as there will be no adverse impact and the proposals are in keeping with other properties in the area.

**Current Planning Appeals**

No current Planning Appeals

**Planning Appeal Decisions**

**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

**Summary of Decision: the appeal is allowed and the enforcement notice is quashed.**

**Costs Appeal Decision: The application for an award of costs is refused.**

**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)**

**EN/01/0486 Avonside Farm, Southampton Road, SP6 2JT**

Type of Breach: 1) u/a mobile home & vehicle storage &

2) u/a conservatory and ancillary building works to u/a mobile home

Injunction sought

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

**New Applications** – None received

**Decisions**

**Application No:** TPO/15/0875

**Address:** ST MARY AND ST PHILIPS CATHOLIC CHURCH, 15 SALISBURY ROAD, FORDINGBRIDGE, SP6 1EG

**Case Officer:** Liz Beckett

**Tree Ref Proposed Works Reason for Work**

ALL

G1 Prune 1 x Sycamore tree PDDS - Potential direct damage to structures

**Decision Date:** 01/10/2015 **Decision:** Grant

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

<b>Our Ref:</b>	TEN 6038 / LICTE/15/06272 - PW
<b>Date:</b>	21 September 2015
<b>Application Type:</b>	<b>Temporary Events Notice</b>
<b>Date(s) Of Proposed Event:</b>	<b>14/11/2015 17:00:00 to 14/11/2015 22:30:00</b>
<b>Premise Address:</b>	<b>St Mary's Church Hall St Marys Church Hall, Church Office, 62 Church Street, Fordingbridge, SP6 1BE</b>
<b>Applicant Details:</b>	<b>Jennifer Davis</b>
<b>Event Details:</b>	Quiz Night - 100 Persons Saturday 14 November 2015

	Sale of Alcohol (17:00-22:30hrs)
Our Ref:	TEN 6044 / LICTE/15/06321 - PW
Date:	23 September 2015
<b>Application Type:</b>	<b>Temporary Events Notice</b>
<b>Date(s) Of Proposed Event:</b>	<b>06/11/2015 19:30:00 to 07/11/2015 23:00:00</b>
<b>Premise Address:</b>	<b>Victoria Rooms Victoria Rooms, 26 Bridge Street, Fordingbridge, SP6 1AH</b>
<b>Applicant Details:</b>	<b>Nicola Salmond</b>
<b>Event Details:</b>	Community Event - 150 Persons 6 & 7 November 2015 (19:30-23:00hrs) Sale of Alcohol & Regulated Entertainment

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

None Noted

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

The Clerk reported on a notification received from the Camping and Caravanning Club advising that a certificate would not be issued following the application made for a certified site at Tinkers Cross Farm. The clerk advised that the applicant had contacted the Council and complained that he had not been invited to speak to the Planning Committee regarding his application – the Clerk advised him that as this was not a formal consultation, it was not included on any Agenda as an item requiring a formal resolution.

10. **To note the date of the next meeting as Wednesday 21<sup>st</sup> October 2015.**

The meeting closed at 9.30pm