

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th June 2013 at 7.30 pm. in the Town Hall

Present:

Cllr Hale – Vice Chairman

Cllrs Adams, Connolly, Lewendon, Price, Anstey, (A) Wilson & (G) Wilson

In attendance:

Miss D Vine, Asst Town Clerk

Mr G Kimmings, Fordingbridge Society.

3 members of the public

1. Apologies

There were apologies from Cllrs Sevier, Robbins, Fulford & Perkins

2. To receive any Declarations of Interest

Declarations of interest were received from Cllr Lewendon for Agenda item 6, Planning Application 13/10431 and Cllr (G) Wilson for Agenda item 6, Planning Application 13/10568. Both Members to remain in meeting but would not comment or vote.

3. To confirm the minutes of the meeting held on the 8th May 2013 and report on any matters arising

It was proposed by Cllr Price and seconded by Cllr (G) Wilson that the minutes of the meeting held on 8th May 2013 be signed as a true record. All in favour, Carried.

There were no matters arising.

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

Mr Ian Lemon expressed his thanks to the Council for their support in respect of his planning application which had finally been granted. Mr Lemon asked for the Council's view as to whether he should pursue legal action or write to the Ombudsman following NFDC's confirmation that a review, due to have taken place in 2011 concerning Section 106 Developer Contributions, had not taken place. This meant that he had signed 106 Agreements in respect of his application based on un-reviewed figures. If this was the case then it would affect all Section 106 Agreements.

Cllr Connolly advised Mr Lemon that the Council were sympathetic and supportive in principle but were powerless to take any action. They would be happy to facilitate mediation between Mr Lemon and NFDC to discuss the matter if he felt that would assist. Cllr Adams felt that if NFDC had been misleading concerning their intention to carry out a review then this should be challenged as it called into question their integrity.

Following further discussion it was AGREED to write to NFDC again to challenge what had been said.

5. To report any results on Planning Applications

12/99325 Land rear of 24 Church Street, SP6 1BE

Mr Lemon

(NB: subject to legal agreement)

Bungalow; access; parking; cycle store; demolition of existing outbuildings

GRANTED subject to conditions

13/10373 43 Salisbury Street, SP6 1AB

Mr & Mrs C Harris

Single storey rear extension; create front door; internal alterations to ground floor layout, re-open door near to cellar, fireproofing to cellar (Application for Listed Building Consent)

GRANTED subject to conditions

13/10280 Toad House, Frog Lane, SP6 1BN

Mr & Mrs S Hall

Replacement outbuilding to provide ancillary residential accommodation (Extension to time limit of Planning permission 09/94869)
GRANTED subject to conditions

Enforcement

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

1. u/a mobile home and vehicle storage
2. u/a conservatory and ancillary building works to u/a mobile home (formerly 05/0560)

INJUNCTION SOUGHT

Lawful Development Certificate

76 Whitsbury Road, SP6 1LA
Noted by members

Tree Works

TPO/13/0234 2 Ashburn Place, SP6 1FD

Oak – Remove lowest lateral branch extending over garden by 5m. Remove secondary branch – 15cm diameter. Remove deadwood over garden.

GRANTED

6. To consider new Planning Applications

NPA 98412 Criddlestyle, Southampton Road

Mr T Sweeney

Enclosure to swimming pool and bio mass boiler room

Cllr Anstey reported.

Criddlestyle is a substantial contemporary home built on a sloping site between Southampton Road and the River Avon. Planning permission was previously granted in 2007 for an enclosed swimming pool. The proposal now is to enclose the pool and provide carbon free heating for both the pool and main house. The swimming pool is located at the front of the house and screened from the road by a hedge, car port, brick wall and land bank. The roof pitch of the proposed enclosure will be kept to a minimum and will remain hidden from the road by the existing tree line and from the River Avon by the house. The walls will be mainly brick with some cedar boarding to one gable.

The proposed biomass boiler room will be located on the site of an existing outbuilding. The existing plant room will also be demolished. The design incorporates large areas of glazing to maximize views when swimming and provision will be made for suitable WC and shower facilities. Solar panels will be installed on the south facing roof.

The Fordingbridge Society had no objections

It was proposed by Cllr Connolly and seconded by Cllr (A) Wilson that the application be supported under Option 3 as permission had already been granted in 2007 and the proposals were in keeping with the property and surrounding environment. All in favour, Carried.

NPA 98411 Criddlestyle, Southampton Road

Mr T Sweeney

Creation of a tennis court including 2.75m high fencing

Cllr Anstey reported

Planning permission had previously been granted for the tennis court in 2009, this application was seeking to extend the limit based on exactly the same plans.

The Fordingbridge Society had no objections.

It was proposed by Cllr Adams and seconded by Cllr Connolly that the application be supported under Option 3 as this will not affect neighbouring properties. All in favour, Carried.

13/0486 9 Beacon Court, Fordingbridge

Mr & Mrs S Merryweather

First Floor side extension

Cllr Lewendon reported

The property is a detached, two storey dwelling located within the built-up area of Fordingbridge and sited at the end of a cul-de-sac. The property is red brick with a tiled roof, and is part of a group of dwellings that are similar in design, some of which have been extended.

The proposal is to erect a first floor side extension above the existing single storey extension to the south elevation. The extension would be 2.75m wide by 7.1m deep, and would have a ridge height of 6.8m level with that of the existing dwelling. The extension would be built in bricks and tiles to match with the existing. The property is set back in its plot and therefore not prominent within the streetscene. The

proposed extension is considered to be in keeping with the design of the existing property and would sit above the existing ground floor extension. It is noted that other properties in this row have been extended and as such the proposal is not considered to significantly impact on the character of this built-up area.

In terms of residential amenity the proposal would be within 1m of the boundary with the neighbour to the south east (no.8). No.8 is a two storey property with its north-western elevation on the boundary but has no windows in this north-west elevation. Due to the positioning of the dwellings the proposed extension would not extend past the rear wall of No.8 and would extend approximately 0.5m past the front. Therefore it is considered that the proposal is unlikely to overpower or result in a loss of light to the occupiers of the neighbour at no.8. No windows are proposed in the south-east side elevation of the extension. There is a distance of 13.35m from the rear of the extension and the rear boundary with the neighbour to the south-west, and therefore unlikely to have a significant impact on the residential amenity of the occupiers of surrounding residential properties.

The Fordingbridge Society had no objections.

It was proposed by Cllr (A) Wilson and seconded by Cllr (G) Wilson that this application be supported under Option 3 as the proposed extension is in keeping with other properties and does not affect the amenity of neighbours. All in favour, Carried.

13/10431 Camelot, Fryern Road, Burgate

Mr B Goodman

Single storey rear extension, conservatory and covered way

Cllr Hale reported

The property is one of a pair of detached bungalows. The bungalow is situated along a narrow lane and is set back in its plot by 18m with a 23m deep garden to the rear. There is a detached garage to the south-east which is accessed by a driveway along the southern boundary of the site. There is a residential care home to the north

of the site. The proposal is to erect a single storey rear extension with conservatory and a covered way. The proposed extension would be situated within 2m of the boundary with the care home to the north, and would result in the removal of a section of the existing hedge. It is proposed that a

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1.8m high close boarded boundary fence would be erected along this northern boundary in place of the hedge. The extension would be 3.3m deep by 5.5m wide and would have a pitched roof reaching

4.3m in height, 0.2m lower than the ridge height of the existing dwelling. The conservatory is proposed to the rear of the extension and would be 5m deep by 4.9m wide with a 3.6m ridge height. The open covered way would be above an existing 0.5m high raised platform and would be 2.1m deep by 4.2m wide, and would have a toughened glass mono-pitch roof reaching 2.7m in height.

In terms of visual amenity the proposal would be located to the rear and as such would not be widely visible within the street scene. The proposed extension with the conservatory would result in a significantly larger footprint to the property, however the extensions are lower in height and unobtrusive in design and as such are unlikely to have a significant impact on the visual amenity of the surrounding area.

In terms of residential amenity the proposed extension would be sited 2m from the boundary with the residential home to the north. No windows are proposed in this north elevation. The covered way would be 3m from the boundary with the neighbour to the south, and would be open on three sides. Due to the siting, scale and design of the proposals they are not considered to result in a significant impact on the residential amenity of the occupiers of neighbouring properties.

It was noted that the proposed conservatory does not comply to requirements under Policy C0-H2 as it the habitable floor space exceeds the permitted 20 sq m being 21.93 sq m. and also has less than half of the walls comprising glass or translucent materials.

Cllr Price commented that whilst the conservatory did not look out of place it would set a precedent if allowed.

The Fordingbridge Society did not have any objections but did query why an application had been submitted for a structure which did not comply with policy.

It was proposed by Cllr (G) Wilson and seconded by Cllr Anstey that the application be supported under Option 1 as the conservatory does not comply with policy.

A counter proposal was made by Cllr Adams and seconded by Cllr Price that the application be supported under Option 3 as Members felt that the difference in measurement was small enough not to be of concern and the proposal did not look out of place. 4 in favour, Carried. Cllr Lewendon did not vote as he had declared an interest.

13/10426 10 Pennys Lane, Fordingbridge
Retention of 2m boundary fence

Mr J Glucksam

Cllr (A) Wilson reported.

The application site is a detached bungalow situated within the built up area of Fordingbridge which is characterised by properties of varied designs. This application, which is retrospective, seeks consent for an existing brick wall with fence panelling of approximately 2m in height.

The fence extends 20m along the front (western) boundary of the site with the original red brick wall reaching approximately 1m in height with fence panelling above reaching approximately 2m in height in total. It is understood that the fence was erected in October 2009, which is less than the 4 year period required for the fence to become lawful. Planning permission is therefore required for the fence as it is over 1m in height and situated adjacent to the highway.

The properties within the street have a variety of boundaries to the front, with walls, fencing and hedging, being present. However, it appears that the group of bungalows along the eastern side of
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Pennys Lane originally had low (approximately 1m) boundary walls, which is still visible at No.8, creating an open character along this section. There are several high hedges along the front boundaries of some properties opposite to the site, and one of the properties opposite has erected similar fencing above its existing brick wall. It is understood that this fencing has also been erected without planning permission and as such has been reported to the Council's Enforcement Team.

The supporting letter from the applicants queries why this matter has now become an issue after 4 years and the fact that it was not raised as an issue when they were carrying out extension works to the property. The front garden is narrow with bedrooms at the front and the fence therefore affords privacy.

Prior to the erection of the fencing the low boundary wall would have added to the open character of the streetscene. The angle of some of the photographs made the fence look much longer and bigger than in reality.

The Fordingbridge Society objected on the basis that the fence was not in keeping with the area and a hedge would look better.

It was proposed by Cllr Connolly and seconded by Cllr Anstey that the application be refused under Option 2 as the height and length of the fencing was not in keeping with the streetscene and had an adverse impact on the open character of the area.

A counter proposal was made by Cllr Lewendon and seconded by Cllr (A) Wilson that the application should be supported under Option 1 as there are already a variety of different boundaries along the road and the fence is not as prominent as the photographs suggest. The fencing gives added privacy at the front of the property. 5 in favour, 3 against. Carried.

13/10589 10 Downwood Close, Fordingbridge Mr & Mrs Bancroft
Pitch roof to existing flat roof; use of garage as ancillary living accommodation

Cllr (G) Wilson reported

The property is a detached, two storey house located in a built up area on the outskirts of Fordingbridge. The property is located in a road of similar style properties which appear to have been constructed with a flat roofed single storey extension along the width of their frontages.

The proposal is to erect a pitched roof on the existing flat roofed extension to the front, and convert the existing garage to residential accommodation. The pitched roof would reach 1m above the existing flat roofed extension and would have an eaves height of 2.6m, only 0.2m above that of the existing. The openings in the front elevation would remain relatively unchanged with double doors to replace the existing garage doors. A rooflight is proposed in the roof slope on the front elevation.

The proposal would be located to the front of the dwelling and therefore would be visible within the street scene. It is noted that similar alterations have been made to several other properties within the area. The proposal is modest in scale and therefore unlikely to have an adverse impact on the character of the surrounding area. There are no objections.

The proposed conversion of the garage would result in the loss of an existing parking space on site, however there is adequate on-site parking to the front of the dwelling.

The Fordingbridge Society had no objections.

It was proposed by Cllr Lewendon and seconded by Cllr Price that the application be supported under Option 3 as the proposal was in keeping with other properties in the area. All in favour, Carried.

13/10568 2-6 Bridge Street, Fordingbridge

Tygwin Ltd

Variation of Condition 6 of Planning permission 11/97536 granted on Appeal APP/B1740/A2170445 to relocate and enlarge cycle store. Variation/removal of condition

In the absence of Cllr Perkins, Cllr Hale reported

The building work for which permission has been granted is yet to commence and the site is currently fenced off. The approved scheme included a cycle store to the south east of the site (at its narrowest point), beyond the patio garden to one of the new dwellings. Additional cycle hoops were to be provided in the location now proposed for the cycle store and these are now proposed to be relocated to the opposite wall. There is very little other information other than an objection from a resident concerned that the relocation will increase the vulnerability of their property from roof of the cycle store.

The Fordingbridge Society objected on the grounds of security.

It was proposed by Cllr Hale and seconded by Cllr Adams that the application be supported under Option 1 due to lack of full information, but mindful of the increased security risk. 7 in favour. Cllr (G) Wilson did not vote as she had declared an interest.

13/10568 Highfield Farm, Midgham Road, SP6 3BX

Mr R Wilson

Agricultural Barn (Agricultural Prior Notification)

Cllr Hale reported

Very little information other than photographs appeared to be available for this application but it was noted that there was sufficient land to justify the size of the barn for hay storage and it would be erected on the site of the original barn and should therefore be supported. The Fordingbridge Society had no objections.

Cllr Lewendon again raised the matter of late receipt of notification of proposed Planning Applications to residents, despite living virtually opposite Application 13/10431 he had yet to receive a letter. Cllr Sevier, NFDC had previously agreed to look into the matter and it was AGREED that the Asst Clerk would contact Cllr Sevier, NFDC to follow this up.

Tree Works

TPO/13/0335

Highfield Hall, Bowerwood Road, SP6 3BS

G6 4x Scots Pine – Fell. Reason for Work – Falling and damaging property

No objections

7. To consider any Licencing Act 20013 applications

Temporary Events Notices

The Burgate School (and Sixth Form Centre), Salisbury Road

29.06.13 - 16.00 to 19.00 hrs

Summer Fun Day – Sale of alcohol

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Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
20.07.13 – 10.00 to 17.00 hrs
5th Annual Rotary Club Summer Festival
Sale of alcohol and regulated entertainment

St Marys Church Hall, Church Street, Fordingbridge
11.08.13 – 17.30-23.00 hrs
Music Concert
Sale of alcohol and regulated entertainment

Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
23.08.13 12.00 -01.00 hrs
Beer Tent at Moto Guzzi event
Sale of alcohol and regulated entertainment

No comments

8. To discuss 1APP Local Planning Application Requirements Consultation

Members had been sent papers relating to the consultations being held by NFDC and the NPA in respect of revisions to the above. This was in response to Government requirements seeking to simplify and speed up the planning application process with a more responsive and proportionate approach in terms of the information required. Members noted that it was proposed to delete certain information requirements from the list and that some would become conditional but did not think that all the information provided was clear and there seemed to be little information on either the NFDC or NPA website to explain matters further. It was noted that a response to the consultation was required by NFDC by the 4th July 2013 and NPA by the 16th July 2013. Members agreed to consider the papers further and advise the Clerk/Asst Clerk of any comments they wished to make.

9. To note any items of correspondence

A letter had been received from Wiltshire Council advising that the Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan had been formally adopted.
Noted by Members.

A letter had been received from New Forest District Council giving an update of the Local Planning Authority's position in relation to the unauthorised encampment at Marl Lane. The owner has indicated his intention to submit a planning application to remain on the land and has engaged a planning agent to produce the application. A Requisition for Information has been served on the owner of the site to legally clarify ownership and use and has been given 21 days in which to return the document.

Noted by Members.

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

Nothing to report.

11. To note the date of the next meeting as 10th July 2013

The meeting ended at 9.00 pm

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