

## FORDINGBRIDGE TOWN COUNCIL

### **Minutes of a meeting of the Planning Committee held on Wednesday 14<sup>th</sup> August 2013 at 7.30 pm. in the Town Hall**

#### Present:

Cllr Fulford – Chairman

Cllrs Adams, Anstey, Hale, Lewendon, Paton, Perkins & (G) Wilson

#### In attendance:

NFDC Cllr A Sevier

Ms K Mason Town Clerk

Mr G Kimmings, Fordingbridge Society.

#### **1. Apologies**

There were apologies from Cllrs Connolly, Price & (A) Wilson

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

There were no declarations of interest

#### **3. To confirm the minutes of the meeting held on the 10<sup>th</sup> July 2013 and report on any matters arising**

It was proposed by Cllr Lewendon and seconded by Cllr Adams that the minutes of the meeting held on 10<sup>th</sup> July 2013 be signed as a true record. All in favour, Carried.

#### Matters arising

Cllr Fulford commented that she was impressed at the way the public behaved at the last meeting being calm, controlled and sensible when discussing an emotive application.

Cllr Sevier congratulated Cllr Fulford on chairing a very well-run meeting.

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

No public comments.

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

##### **13/10557 5 Blue Valley Mews, SP6 1FB**

Conservatory

GRANTED with conditions

**Mrs S Plumb**

##### **13/10767 18 Whitsbury Road SP6 1JZ**

Single-storey rear extension

GRANTED with conditions

**Mr & Mrs S Newbigging**

##### **13/10723 Land at Marl Lane, SP6 1JR**

Use of land as gypsy site for two mobile homes; new access & entrance gates; amenity block; stable block; hard-standing & parking

REFUSED

**Mr Connors**

##### **13/10589 10 Downwood Close**

Pitch roof to existing flat roof; use of garage as ancillary living accommodation

GRANTED with conditions

**Mr & Mrs Bancroft**

**13/10295 Tinkers Cross Farm, Whitsbury Road Miss Snart**  
Continued stationing of a mobile home for an agricultural worker for a temporary period of one year  
GRANTED with conditions

**13/10763 73 Whitsbury Road, SP6 1LB**  
Single storey rear extension  
GRANTED permitted development.

### **Tree Works**

**TPO/13/0335 HIGHFIELD HALL, BOWERWOOD ROAD, SP6 3BS**  
G6 4 x Scots Pine - Fell.  
GRANTED.

**CONS/13/0401 On Boundary of 6 & 10 Pembridge Road, SP6 1QJ**  
T6 – Horse Chestnut: Remove large limb to the west side of tree and large limb over-shadowing 6 Pembridge Road.  
GRANTED.

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

**13/10819 5-7 Salisbury Street Mr & Mrs J Scriven**  
Use as Physiotherapy Centre; conservatory; demolition of existing lean-to within inner courtyard; conversion of part first floor to flat

*and*

**13/10820 5-7 Salisbury Street Mr & Mrs J Scriven**  
Internal alterations to include new doors, hatch and partitions; new stores; new ramp; block up openings; removal of stairs; external alterations to include remove existing lean-to and replace with conservatory; fenestration alterations; new roof over stairs with roof light and paint exterior (Application for Listed Building Consent)

Cllr Fulford reported on both applications.

The property is a two storey grade II listed building and lies within the primary shopping area occupying a prominent position at the junction of Salisbury Street and the High Street on the corner with Roundhill. The site lies within the Conservation Area and Primary Shopping Area.

The building is currently vacant but was recently used as a shop on the ground floor with some ancillary rooms used for storage/ kitchen purposes and on the upper floor is used as staff rooms, stores and offices.

The proposal is to convert the ground floor of the building from retail (Class A1) to physiotherapy (Class D1). It is also proposed to replace the existing lean-to extension in the courtyard and to construct a glazed structure to be used as a gym. On the upper floor, it is proposed to convert the building into a two bedroom residential flat. The proposed ground floor would comprise a shop/ reception area to the front of the building by the main entrance, with 5 separate treatment rooms. The intention is to provide a small reception/ retail element within the front part of the building selling certain items and an 'active' shop window display.

The following policies apply:

Policy BU-TC1 of the adopted New Forest District Local Plan First Alteration permits the change of use of premises from Class A1 on the ground floor to uses falling within Class A2 (financial and

professional services) and Class A3 (food and drink) of the Town and Country Planning (Use Classes) Order 1987 (as amended), where this will not unacceptably affect the vitality of the centre, taking account of vacancy levels, retailer representation, diversity of uses, and the position and prominence of the unit within the primary shopping area. As a guideline the Local Planning Authority will allow up to a maximum of 30% of the overall length of ground floor street frontage in a primary shopping area to be in a use outside Class A1 (retail), and will not permit non-retail uses to occupy more than two adjoining shop units; on upper floors and at basement levels appropriate town centre uses will be permitted including, leisure and community facilities, offices and professional services, and residential uses

Core Strategy Policy CS20 relates to town centres and the policy seeks to create safe and attractive centres providing a good range of shopping, food and drink uses and to protect the primary retailing role of the defined primary shopping areas, within the context of maintaining a broader mix of uses, including service, office and entertainment uses. Within the primary shopping areas there will be a presumption against the loss of premises in an A1 use, except where it can be demonstrated that an alternative use proposed would be complementary to the retailing function and would enhance the overall vitality of the centre. Moreover, the aim of the policy is to maintain active ground floor frontages with appropriate town centre uses.

Policy DM15 follows the same principle as Saved policy BU-TC1 of the local plan but includes provision to allow non-A1 uses where they would provide customer activity levels similar to an A1 use and would add to the vitality and attractiveness of the centre.

Saved policy DW-E22 of the local plan refers to exceptional development to retain listed buildings or other important buildings. The policy states that, exceptionally, permission may be granted for a change of use of a listed building, or development intended to enable the retention of such a building, which does not accord with other policies of this local plan, provided that it can be demonstrated that this is the only way in which a listed building can be retained and restored, the building cannot otherwise be retained in its existing use or used for a purpose which accords with other policies of the local plan, the proposal accords with policy DW-E21 and the limited new development proposed has no unacceptable impact on the building, or its setting.

No 5-7 Salisbury Street is a grade II listed building dating to the C17 century and the building is of national architectural and historic significance, and is also of significance to the character and appearance of the Fordingbridge Conservation Area, occupying a prominent central corner location with a large street frontage. The property is on NFDC's Buildings at Risk list, as it is in a vulnerable state, due to the derelict and subsequent dilapidated condition of the first floor of the principle Salisbury Street building. The Conservation Officer is seeking the appropriate repair and maintenance of the building and the first floor to be returned to use as the benefits and considers the proposed use to the listed building would outweigh any harm caused by the loss of the active retail frontages from the rooms fronting Salisbury Street on the character and appearance of the Conservation Area. The proposed residential use of the first floor within the corner and Round Hill building ranges (previously used as office space associated with the ground floor retail use, but currently used as storage space) would be welcomed.

The first floor within the Salisbury Street building is currently derelict and has been so for a number of years, only accessible via a hatch in the ground floor ceiling below. It is understood that the intention is to bring this element back into use as a residential flat, however, this would be part of a longer term plan reliant on the success of the physiotherapy clinic to finance the works required.

An exception could be made to policy DW-E22, to ensure the 'at risk' upper floor of the building does not fall into further disrepair. The Conservation Officer has suggested a long term management plan for the building be produced and used as the justification for a diversion from policy.

The Fordingbridge Society supported the application as it addresses a dilapidated building, will bring employment opportunities to the Town and provide accommodation.

Cllr Perkins expressed concern about disabled access and Cllr Fulford concurred that there would need to be arrangements made for patients to park or be dropped off.

It was proposed by Cllr Hale, seconded by Cllr (G) Wilson and **Resolved:** that the application be supported (Option 3) for the following reasons:

- It will not impact on adjoining buildings or residences.
- it addresses a dilapidated building,
- will bring employment opportunities to the Town
- provide accommodation

**13/10834      1 Bridge Street, SP6 1AJ**

**Lloyds Banking Group**

Display 2 non-illuminated letter signs; non-illuminated projecting sign; non-illuminated name plate; 2 non-illuminated vinyl panels; non-illuminated letter box sign; window vinyl (Application for Advertisement Consent)

Cllr Lewendon reported.

Lloyds Bank is a prominent building that is situated within the Fordingbridge Conservation Area at the junction of the High street, Bridge Street and Salisbury Street. and is at the heart of the town centre. The building is a Classical C19th building and its architecture is very balanced and symmetrical in the Classical tradition.

The application is for Advertisement Consent to display two non-illuminated letter signs, one non-illuminated projecting signs; a non-illuminated name plate; two non-illuminated vinyl panels; a non-illuminated letter box sign and a window vinyl.

The proposed scheme is a revised scheme from the previously withdrawn application. Objections were previously raised regarding the illumination, materials and number of hanging signs proposed. The current scheme has omitted the illumination and reduced the number of hanging signs proposed to one. The proposals therefore appear to have addressed many of the concerns previously raised by the Conservation Officer and seem much more in keeping with a small rural town environment.

The Fordingbridge Society had no objections.

It was proposed by Cllr (G) Wilson, seconded by Cllr Adams and **Resolved:** that the application be supported (Option 3) for the following reasons:

The proposals do not detract from the visual amenity of the town.

**13/10926      1 Salisbury Street, SP6 1AB**

**AAHPLC**

Display 2 non illuminated fascia signs; 1 window vinyl (Application for Advertisement Consent)

Cllr (G) Wilson reported.

The property is located on the junction of the High Street, Bridge Street and Salisbury Street and is part of a row of two storey properties with commercial premises at ground floor level.

The proposal is to replace the existing signage with new non-illuminated fascia signs to the front and rear, and a replacement window vinyl. The proposed signage would replace existing signage of

a similar size. Members expressed concern at the size of the window vinyl and the bright design which is proposed within the conservation area as the present vinyl was a single muted colour. They also considered it could be a distraction to drivers approaching from Bridge Street. The other proposed signage was considered appropriate.

The Fordingbridge Society also expressed the same concerns regarding the vinyl sign.

It was proposed by Cllr Hale, seconded by Cllr Lewendon and **Resolved:** that the application be recommended for refusal (Option 4) for the following reasons:

The large size and design of the window vinyl is inappropriate in the conservation area.

#### Lawful Development Certificates

##### **13/10751 1 Provost Street SP6 1AY**

**Mr P Straton**

Continued use of land as residential curtilage (Lawful Use Certificate for retaining an existing use or operation)

Noted by members

#### Prior Notification Development (information only)

##### **13/10904 7 Burgate Fields, SP6 1LR**

Rear Extension

Noted by members.

#### Appeals (information only)

##### **13/10426 10 Pennys Lane, Fordingbridge SP6 1HQ**

**Mr James Glucksam**

Retention of 2.00 metre boundary fence.

Noted by members.

#### Tree Works

##### **CONS/13/0484 Forde Gallery, 43 Salisbury St SP6 1AB**

T1 – Conifer – Fell – Potentially Dangerous

T2 – Conifer Fell – Excessive Shading

No objections.

#### **7. To consider any Licencing Act 20013 applications**

##### **Temporary Events Notices**

##### **St Mary's Church Hall, 62, Church Street**

28.09.13 18:30 to 22:30

Sale of alcohol

Quiz evening.

Noted by members

##### **Fordingbridge Recreation Ground, Ringwood Road**

23.08.13 12:00 to 25.08.13 01:00

Moto Guzzi Club GB Twin Rally  
Sale of alcohol and regulated entertainment.

Noted by members.

**8. To discuss Permitted Development legislation changes, June 2013.**

Members discussed the document and noted the contents.

**9. To discuss a Fordingbridge Neighbourhood Development Plan**

The Clerk explained that funding was available for producing a Neighbourhood Plan. Members discussed the resource implication and the necessity to involve members of the community and community organisations. It was AGREED that the Clerk and Chairman discuss how to manage a Neighbourhood Plan and bring a proposal to the next Planning meeting.

**10. To discuss the NFDC Draft Local Plan**

Members discussed the document and noted the contents. No comments were put forward. The Clerk and Chairman to liaise.

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

Hants & Isle of Wight Practitioner and Patient Services Agency advised that an application for extension of consent in respect of proposed premises, Fordingbridge Surgery, Barton's Road by Communities (UK) Ltd has been granted until 10<sup>th</sup> October 2013.

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

Nothing to report.

**13. To note the date of the next meeting as 11<sup>th</sup> September 2013**

The meeting ended at 9.15 pm