

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th June 2012 at 7.30 pm. in the Town Hall

Present:

Cllr Fulford - Chairman
Cllrs, Hale, Lewendon, Shering, Perkins, & (A) Wilson

In attendance:

Miss D Vine, Assistant Town Clerk
Cllr A Sevier

1. Apologies

There were apologies from Cllrs Price, Anstey, Adams and (G) Wilson & Fordingbridge Society.

2. Declarations of Interest

Cllr Perkins - Planning Application 12/98747
Cllr Paton – Planning Application 12/98029

3. To confirm the minutes of the meeting held on the 23rd May 2012

It was proposed by Cllr Lewendon and seconded by Cllr Perkins that the minutes of the meeting held on the 23rd May 2012 be signed as a true record. All in favour.
Carried.

4. To report any matters arising

There were no matters arising.

5. To report any results on Planning Applications

12/98705 Land outside Co-op, 38-50 High Street, Fordingbridge Openreach
WITHDRAWN

12/98601 16 Bedford Close, Fordingbridge, SP6 1HE Mr Bromley
One and two storey side extension
GRANTED with conditions

12/98576 45 Elmwood Avenue, Fordingbridge, SP6 1DL Mr Deacon
Single storey rear extension
GRANTED with conditions

12/98401 (NF252) Newbourne Farm, Rockbourne – Variation of Condition

Variation to composting site and variation of condition 5 of planning permission 10/96302 to increase permitted tonnage of composting material from 8,000 to 15,000 tonnes per annum at Newbourne Farm.

Members noted with disappointment that the application had been GRANTED subject to conditions, one of which is a restriction on the number of vehicle movements from the site to 424 vehicle movements a month and 4,860 movements per year.

6. To consider New Planning Applications

12/98747 Pilgrims, 4 Provost Street Mr & Mrs Carson & Monk
Use as 2 flats; create new front door; bi-fold doors

Cllr Lewendon reported. This application had been discussed at the Planning Meeting held on the 9th May 2012 under **12/98591** and had subsequently been withdrawn. Cllr Lewendon advised that this had been due to an error made on the ownership certificate and this was the only amendment to the new application.

It was proposed by Cllr Lewendon and seconded by Cllr Shering that the application be supported under Option 3. All in favour, Carried.

Cllr Perkins declared and interest, remained in the room but did not vote.

12/98686 1 New Cottages, Bickton Lane Mr Bright & Ms Van Hennick
Single storey side extension

Cllr Hale reported. The application site is a semi-detached 1950s property that is sited within the Bickton Conservation Area. The buildings are set back from the lane and are surrounded by open fields to the south and east with a public right of way in close proximity. This application seeks consent for a single-storey side extension.

The relevant issues that need to be taken into consideration are the impact upon the character and appearance of the conservation area and the surrounding countryside. Due to the siting of the extension there would not be a greater impact upon the surrounding properties.

It is proposed to demolish the existing flat roof side addition and replace this with a larger extension to provide additional space at ground floor for the kitchen, a shower and utility room. The applicants had modified plans after pre-application advice had been sought where it was advised that although there was not an in principle objection to an extension in this location, the proposed addition was overly large and out of scale with the host property. There had been no objections from neighbours.

It was proposed by Cllr Hale and seconded by Cllr Perkins that the application be supported under Option 3. All in favour, Carried.

11/98029 Oaklands, Marl Lane Mr Chambers
Use of outbuilding as gym & sauna; swimming pool; enclosure with retractable roof

Cllr Fulford reported. The property is a large country house which sits on a large site with boundaries of dense planting making the site secluded. The house is well designed and proportioned. In 1998 permission was granted to demolish the corrugated iron garages and sheds to erect a brick built garage and storage around an existing courtyard. An application was made in December 2007 to convert the large garage building into accommodation that can be used as guest accommodation and when the owner is away for a live in caretaker. This planning approval which was gained in 2008 was never implemented and the property was sold to the current owners. They now wish to implement the approval but in an amended form as their needs are different from the previous owners. They would like to convert the building into a fitness suite, sauna and changing facilities, with access to a swimming pool to be built in the lawn behind the building.

The swimming pool is to have an enclosure which can be folded back in the summer. The style and proportions of the proposed alterations to the building are styled to reflect the main house. The windows are to be sash windows to the west elevation to match the main house.

The new windows in the east elevation are to be fixed with new French doors which becomes the buildings entrance. The roof is to have opening Velux windows fitted both on the west and east elevations.

There will be level access into the building for wheelchair users via the French doors and all the internal doors to the changing room and bathroom etc will be wide enough for wheelchair use. The lighting will be adequate for partially sighted people to find their way around with ease. There are to be no steps apart from the staircase to the mezzanine floor. Cllr Sevier confirmed that a drainage report would be required. Cllr Fulford advised that the rules did not prevent the applicants applying for private use and that recreational facilities were generally looked upon favourably.

It was proposed by Cllr Fulford and seconded by Cllr Hale that the application be supported under Option 5. All in favour, Carried.

Cllr Paton declared an interest, remained in the room but did not vote.

The Fordingbridge Society had confirmed when sending apologies that they had looked at the applications listed and had no objections to raise.

7. To consider any Licencing Act 2003 applications

TEN/3892/LICTE/12/03598 – PS

The New Forest Café, Unit 1, Roman Q, SP6 1RL Suzanne Rosenbrier

Members noted the Temporary Events Notice granted for the purpose of an early evening meal for the local church group with sale of alcohol and entertainment for the 13th June 2012 1900-2200 hrs for 30 people.

8. To receive any matters raised by members of the Public

No public present.

9. To note any items of Correspondence

The Consultation Draft Development Standards Supplementary Planning Document (SPD) had been received from the National Park Authority. It was noted by Members that any representations were required by Friday 13th July 2012, and therefore the document could be read by Members prior to the next Planning meeting on the NPA website www.newforestnpa.gov.uk and any comments brought to the Meeting if appropriate. Cllr Fulford advised that this matter was aimed more at those Parishes within the NPA.

10. To receive a report from the Clerk or any other relevant Planning Business

A request had been received from Churches Together in Fordingbridge for the Council's support to plant a tree, donated on behalf of all the Churches in Fordingbridge, as part of the Jubilee celebrations. Members were happy to give their support and suggested that the group be asked if they have anywhere particular in mind they wished to plant the tree.

11. To note the date of the next meeting as the 11th July 2012

The Meeting ended at 08.30 pm