

FORDINGBRIDGE TOWN COUNCIL

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

Present:

Cllr Connolly – Acting Chairman

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

In attendance:

Miss D Vine, Asst Town Clerk

Cllr A Sevier, NFDC

Mr G Kimmings, Fordingbridge Society.

5 members of the public

1. Apologies

There were apologies from Cllrs Fulford, Shering & Price

2. Declarations of Interest

Cllr Adams declared an interest in Planning Application 12/99291.

3. To confirm the minutes of the meetings held on the 9th October 2012 and any matters arising

It was proposed by Cllr A Lewendon and seconded by Cllr Perkins that the minutes of the meeting held on the 9th October 2012 be signed as a true record. All in favour.

Carried.

Matters arising

There were no matters arising.

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

There were no matters raised.

5. To report any results on Planning Applications

12/99169 The Arch Centre, Adj Fordingbridge Hospital
Formation of new external access; new access ramp; canopy
GRANTED with conditions

**Hants P/ship
NHS Found Trust**

12/99107 Oaklands, Marl Lane, SP6 1JR

Mr Chambers

Use of outbuilding as gym & sauna, ancillary alterations to fenestration.
GRANTED with conditions

11/98059 Land of Fryern Park, off Green Lane, Fordingbridge

Mr Nutting

Retention of access
GRANTED with conditions

12/98747 Pilgrims,, 4 Provost Street, SP6 1AY

Mr & Mrs Carson & Monk

(NB: Subject to legal agreement)

Use as 2 flats, create new front door; bi fold doors
GRANTED with conditions

12/99040 New Forest Water Park, Ringwood Road SP6 2EY

Mr Jury

(NB: Proposed legal agreement)

Installation of 5 pylons for cable tow skiing to north lake
GRANTED with conditions

12/99195 41 Green Lane, Fordingbridge, SP6 1HU

Mr Philip Cox

One and two-storey side extension
GRANTED with conditions

6. To consider new Planning Applications

12/99291 The Burgate School, Salisbury Street SP6 1EZ

Mr Pover

Two storey front extension

Cllr Anstey reported

Cllr Adams declared an interest, remained in the meeting but did not vote.

This planning application proposes a two storey extension to the front of the school building. The proposed extension would be forward of the existing building and would be slightly taller than the existing front buildings. The proposed extension would have a slightly contemporary appearance with significant areas of glazing and render under a sloping seam aluminium roof. The proposal is to renovate and remodel the principle entrance at the front of the school and would provide new SEN accommodation, accessible facilities, reception and administration offices. The proposed extension will not encroach onto the existing grassed area to the front of the school but will be situated on the current tarmac drop off head and path. The application complies with both C58 and CO-P1.

There are no neighbour objections.
No objection from the Fordingbridge Society.

It was proposed by Cllr Anstey and seconded by Cllr Lewendon that the application be supported under Option 3 as the proposal is in line with policy and sympathetic to the existing character of the school. All in favour, Carried.

Cllr Paton entered the room

12/98862 Fryern Park, Upper Burgate, Fordingbridge

Mr Nutting

Retention of 2 feed silos: 1 additional feed silo – amended application.

Cllr Lewendon reported

There was a small change to the situation of one of the silos, moving to the opposite side of the existing 2 to make filling easier. Access to the site had now been granted. It was noted that there had been a complaint regarding noise levels during re-filling.

No objection from the Fordingbridge Society.

It was proposed by Cllr Lewendon and seconded by Cllr Wilson (G) that the application be supported under Option 3 as the alteration was minor and whilst the new position was closer to houses, it was marginal. All in favour, Carried.

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

Mr I Lemon

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

Cllr Lewendon reported.

Alterations to building to create 2 dwellings, three storey house, parking, landscaping, associated external works (97749) had been refused and had an appeal pending.

This current planning application proposes a new one bedroom dwelling and attempts to address the concerns previously raised under 97749. In comparison to that previously proposed, the dwelling would be a single storey rectangular building accommodating one bedroom, and would be sited to the north eastern corner of the site broadly in the footprint to the existing detached outbuildings, which would be demolished. The proposed siting would be similar to that previously refused but would be tucked into the corner boundaries of the site. In terms of footprint, the current revised proposal would have a slightly larger footprint, however, it would be much lower in scale, being a single storey structure rising to 3,2 metres in height, which would in part be lower in height than the existing outbuildings to be demolished. The proposed dwelling would be of a contemporary and sustainable design. The proposed dwelling would be a linear building form with a flat sedum roof with timber boarding used for the external elevations. Solar thermal tubes would be incorporated on the roof of the building together with a large roof light to gain additional natural light. In terms of the proposed layout, the proposal would be a 'car free' development and accordingly, the site would provide additional areas for soft landscaping and a reduced area for car parking. Given the low scale of the proposed building and its siting positioned in the corner of the site, it would not be clearly visible from the road and would also replace two existing detached outbuildings and accordingly, the proposal would have a much lesser impact on the character and appearance of the area and the street scene.

Cllr Wilson (A) raised a concern of how many trees would need to be felled on the site. Mr Lemon, present at the meeting replied that he had discussed this with planning and whilst some trees would be felled the most mature would be pollarded.

The Fordingbridge Society liked the ethos and had no objection in principle, but queried whether there was too much in one small space. Mr Lemon advised that what was proposed was less than guidelines allowed for and other backfill development had been permitted which was greater than his proposal.

It was proposed by Cllr Lewendon and seconded by Cllr Wilson (A) that the application be supported under Option 3 as the application was an improvement on the previous one and one additional house in the middle of town would not cause a problem to others. All in favour, Carried.

12/99324 10 Brympton Close, SP6 1DW

Mr & Mrs L Wright

Single storey front, side & rear extension

Cllr (A) Wilson reported

A previous application had been refused due to a detrimental effect on the light and outlook of a neighbouring property and the hipped design of the front extension. It was now proposed to have a gabled front in keeping with the rest of the street and to build an extension on the back and side as opposed to a rear covered area, which is allowed under permitted development. The re-design meant that it was 4.5m from any window.

The Fordingbridge Society had no objections but asked if there were any objections from neighbours as No 11 had objected to the previous application. Mr & Mrs Wright, present at the meeting advised that they had spoken to and shown the new plans to both neighbours and there were no objections.

It was proposed by Cllr (A) Wilson and seconded by Cllr Lewendon that the application be supported under Option 3 as the new design now answered the reasons for refusal previously. All in favour, Carried.

12/99301 Land adjacent Reeder Close & Flaxfields End Mr Crocker

One pair of semi-detached houses; 1 detached house (Outline application with details only of access)

Cllr Perkins reported

This application deals with access only at this stage. The main concern was that the access area was restricted. The site is rectangular in shape, and mainly laid to grass with a collection of small outbuildings. The land lies on a slightly ground level than the neighbouring sites and there are trees around the perimeter of the site. Rear gardens of the neighbouring residential properties back onto the application site, although the site directly fronts onto an area of green open space and car parking courtyard. The development of Flaxfield End has, to all intents and purposes, rendered the site land-locked and it is now only readily accessible by vehicles crossing other private land, as it has no highway frontage itself. The site lies within the built up area boundary of Fordingbridge.

The access into the site would be gained through an existing car parking courtyard which would result in the loss of car parking spaces, which have been shown to be displaced in the application site. Mr Crocker, present at the meeting, advised that the car parking spaces would be replaced in the proposed layout of the site. The proposed dwellings would be set back to enable car parking spaces and soft landscaping to be proposed to the front. The proposed dwelling on plot 3 would have a larger plot size with space to both sides of the building and rear, whereas the pair of semi-detached dwellings would have smaller plot sizes and a shallower rear garden area. Cllr Perkins advised that there were a number of mature trees providing screening for any potential development was concerned as to whether these would be felled. A resident from Reeder Close, present at the meeting also raised a concern in this respect and in relation to historic flooding issues. Mr Crocker advised that these trees were not infact on the site and belonged to properties in Reeder Close but it had been acknowledged that some action would be required as many were overgrown or in a poor state of health.

Cllr Connolly advised that any queries or objections in respect of proposed tree felling should be addressed to the Planning Committee at NFDC. The area was now considered a low flood risk since the implementation of a flood defence system.

The Fordingbridge Society had no objection in principle.

It was proposed by Cllr Perkins that the application be supported under Option 1. This was not seconded. Cllr Adams made a counter proposal that the application be supported under Option 3 which was seconded by Cllr Lewendon, as the proposed development would provide access via an existing car parking area and spaces lost in the process would be replaced within the development.

7 in favour, 2 abstentions, Carried.

Members of the public left the meeting

12/99365 Forest View, Fryern Court Road, Burgate

Mr Williams

Extension to existing stable block to form foaling box

Cllr Hale reported.

The existing stables, which are for private use, comprise a haystore and three stables and are situated within a large field adjacent to Fryern Court Road. The proposal is to extend on the end of the existing block which would mirror what is there already resulting in a courtyard effect. The measurements would be 3.9mx7.48m using brick and timber board. The box would front onto the existing concrete apron. The stables are unobtrusive and there have been no objections.

The Fordingbridge Society had no objection.

It was proposed by Cllr Anstey and seconded by Cllr Perkins that the application be supported under Option 3 as the extension mirrors current layout and has no adverse effect on the rural location. All in favour, Carried.

Appeals

Application No 11/97749 APP/B1740?A/12/2185127/NWF
The Old Manor House, 24 Church Street SP6 1BE (subject to legal agreement)
Alterations to buildings to create 2 dwellings; three storey house, parking, landscaping, associated external works.

Noted by Members.

Tree Works

6 Bruyn Road, Fordingbridge, SP6 1QZ

T1 – Beech. Fell. Tree is infected with the decay fungus *Meripilus gigantea*

Noted by Members

7. To consider any Licencing Act 2003 applications

12/07598 – 03/11/2012 19.00-22.30hrs St Mary's Church Hall SP6 1BE

Italian Food evening with sale of alcohol. 90 people.

12/07509 – 10/11/2012 19.00 – 23.00hrs St Marys Church Hall, SP6 1BE

Quiz evening with sale of alcohol. 140 people.

12/07422 – 11/11/2012 17.30 -23.00hrs Town Hall, 63 High St, SP6 1AS

Forest Live Music event with sale of alcohol. 200 people

12/07771 – 16/11/2012 19.00-23.00hrs The Burgate School, SP6 1EZ

PTA Quiz Night with sale of alcohol. 150 people

Noted by Members.

8. To note any items of correspondence

The Assistant Clerk reminded members that with effect from the 5th November 2012 all tree-related matters in the New Forest would be handled by the New Forest NPA. The National Health Service (Pharmaceutical Services) Regulations 2012, Regulations 36-39: Determination of Controlled (Rural) Localities – New Forest Consultation had been circulated to members and was duly noted
New Forest National Park's Development Standard Supplementary Planning Document – A hard copy was available in the office or could be viewed together with other supporting documentation on the Planning Policy pages at www.newforestnpa.gov.uk .

9. To receive a report from the Clerk or any other relevant planning business
Nothing to report

10. To note the date of the next meeting as 12th December 2012

The meeting ended at 20.35 pm.