

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th August 2015 at 7.30pm. in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman

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

In attendance: Helen Richards, Town Clerk

Tim Denne, Fordingbridge Society

11 members of the public

Katy Griffin, Salisbury Newspapers

The chairman advised the meeting that following a request from the applicant of application no. 15/11077 to be considered under Agenda item 6, the order of presentation would be changed & this application would be presented first to allow the applicant to be present. There were no objections to this change in Agenda order.

1. To receive any apologies for absence

Apologies were received from Cllrs Paton & Price

2. To receive any Declarations of Interest

The following declarations of interest were made:

Cllr Adams	Agenda Item 6	Application No. 15/11077	Applicant is customer
		Application No. 15/10902	Applicant is customer
Cllr Anstey	Agenda Item 6	Application No. 15/10743	Neighbour to application site
Cllr (A) Wilson	Agenda Item 6	Application No. 15/11077	Applicant business associate of spouse
Cllr Fulford	Agenda Item 6	Application No. 15/11077	Applicant known & neighbour

All Cllrs remained in the room but did not vote on the relevant applications.

3. To confirm the minutes of the meeting held on 8th July 2015 and report any matters arising

Cllr Perkins proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the minutes of the meeting held on the 8th July 2015 be signed as a true record. All voted in favour.

There were no matters arising

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

Mr Colin Burt enquired if the Council could supply details of the cost of the Appeals at Sequoia Farm. The Chairman responded and advised Mr Burt that the Town Council do not have details and that he should contact the District Council for the information.

5. To report any results on Planning Applications

15/10866 49b SALISBURY ROAD, FORDINGBRIDGE SP6 1EH Ms S Joy

Two storey rear extension

Granted subject to Conditions

15/10816 SCOUT HALL 1ST FORDINGBRIDGE SCOUTS, ROUNDHIL Replacement roof
(Lawful Development Certificate that permission is not required for proposal)

Withdrawn by Applicant

15/10830 43a SALISBURY STREET, FORDINGBRIDGE SP6 1AB Gullivers Osteopathy
Use of part of ground floor as osteopathy clinic (Use Class D1)

Granted subject to Conditions

15/10717 FORDINGBRIDGE CLUB, ROUNDHILL, SP6 1AQ (Amended Plans)
Mr Harding

Three-storey building comprised: supermarket; 5 flats; demolition of existing (Outline Application with details only of access, appearance, layout & scale)

Withdrawn – invalid

15/10408 48 Church Street, SP6 1BE **Mr Grant**
Retention of front porch; replacement windows

Withdrawn by Applicant

15/10851 THE INGLE, FRYERN COURT ROAD, BURGATE, SP6 1NG **Mr Ross**
Addition of first floor to create two-storey dwelling; two storey side & rear extensions; rear balcony; porch chimney

Withdrawn by applicant

15/10693 17 WAVERLEY ROAD, FORDINGBRIDGE, SP6 1EU **Mr Hamer**

Single-storey side extension (Lawful Development Certificate that permission is not required for proposal)

Was Lawful

14/11532 55-57 HIGH STREET, SP6 1AS **Priory Stream Ltd**
Shopfront

Granted subject to Conditions

14/11533 55-57 HIGH STREET, SP6 1AS **Priory Stream Ltd**
Shopfront; brick part of window to create entrance; remove external staircase; block up door to create window; studwork walls; staircase; create 2 ensuite (Application for Listed Building Consent)

Granted subject to conditions

15/10528 2-6 BRIDGE STREET, SP6 1AH **Sheerin Bettle Architecture**
Removal of condition 2 of Planning Permission 11/97536 Code 3 sustainable homes

Withdrawn by applicant

6. To consider new Planning Applications

15/11077 Land Rear of 4-12 SHAFTESBURY STREET, SP6 1JF Crownshade Ltd
1 Pair semi-detached dwellings; new access

Cllr P Anstey reported that the application site was in a built up area and within a conservation area. There is no previous planning history. There is a slight slope to the site from the rear of existing dwellings on Shaftesbury Street to the public car park to the north. The ridge height of the proposed dwellings would be lower than the existing dwellings. Pedestrian access only would be provided from the New Forest DC Public Car Park; no vehicular access to be provided to the site

The proposed one bedroom dwellings, could be viewed as ground floor flats rather than “bungalows”.

Members discussed the proposal and the following points were raised:

- Good to see provision for smaller, 1 bedroomed accommodation
- Concern raised regarding safety and access via the car park particularly as the dwellings are designed for disabled or lesser-bodied persons to occupy. The applicant, speaking from the public gallery, advised that the access would be pedestrian only at approximately 5 ft in width. The proposal for 2 small dwellings on the site was commercially viable, 1 dwelling with more amenity would not be.
- Member of the Public raised concern that financial information had been removed from the New Forest website – applicant responded that the financial information submitted was supporting evidence to the Planning Officer to justify viability.
- Design of proposed dwellings visually bad with only one window in each property that would have an outlook. Given the roof height, there would be potential, once built, to convert the roof space to living accommodation.
- Plot had been in single ownership for many years with the possibility of development taking place, however the plot is small.
- Member of Public (occupier of property adjoining this site) – Poor design, question of services and how connections can be made to these as no access through The Ship Car Park. Concerns over surface water run-off and provision for this (properties on Shaftesbury Street are lower than the application site – would this connect to sewerage system.) Details submitted that a long-stay parking space would be purchased from NFDC at a cost of £1,000 to enable access (loss of 1 space) yet the development could create the need for parking for up to 4 vehicles. Building would be very close to the rear of existing properties.
- A further resident of Shaftesbury Street who is unable to write to NFDC as registered blind, wished to advise committee that she objects. The chairman offered support and to write statement if requested.
- Cllr Anstey reported that the Land Drainage section of NFDC had made representation advising that discharge of roof water is not usually permitted into foul drainage systems – however recommend approval subject to suitable condition for rainwater disposal.
- Applicant advised that the £1,000 referred to in relation to the parking space was for the rental of one parking space for the duration of the building works. The viability appraisal submitted to NFDC gives details regarding the Affordable Housing Tax/CIL. The original cottages once refurbished were sold off with adequate gardens and were subject to an agreement for sewerage connections for any possible development on this site.

The Fordingbridge Society acknowledge the planning merit of a small scale, sympathetic proposal; a reduction in the roof height would be welcomed and 1 bed accommodation is suitable for this area. However concern is raised over vehicle access for residents of the proposed new dwellings. Items such as rainwater run-off will be picked up by Building Control.

Cllr Connolly proposed and it was seconded by Cllr G Wilson and therefore **RESOLVED:** to recommend REFUSAL under option 4 as the design is not in keeping with the character of the area. The following votes were made, 4 for, 3 against, Cllrs Adams, (A) Wilson and Fulford abstained after declaration of interest made.

Mr Shering (applicant 15/11077) left the meeting

15/10743 JARA FARM, FRYERN COURT ROAD, BURGATE, SP6 1LZ Jara Farms Ltd
Agricultural Barn to house hens; 2 feed silos; hardstanding

Cllr Hale reported on this application for a further agricultural barn to house another 12,000 “automatic” free range hens – the hens have the ability to roam outside at their will and are not shut in. The site currently houses another 12,000 hens and this volume of livestock is not classed as large. The case officer states that visual impact, policy and residential amenity should be considerations for this proposal. The environmental impact would be negligible with virtually no

odours – possible odour occurring every 60 weeks when the houses are cleaned out - the poultry houses are not grouped together to allow hens from the two buildings access to different areas.

Concern was raised that previous permissions had required landscaping and screening to be provided to the site and this had not been carried out. It was considered that if recommendation to approve, a condition is required requesting screening. Concern was also raised over a potential fly nuisance – Cllr Anstey responded from the public gallery that the Environmental Health service was monitoring the issue of flies in the area.

The Fordingbridge Society are generally supportive of the proposal, would there be significant visual impact if the site slopes (confirmed as flat) or by the provision of trees/screening.

Cllr Adams proposed and it was seconded by Cllr Connolly and therefore **RESOLVED** to recommend PERMISSION under Option 3 as it was an agricultural use on agricultural land. All voted in favour. Cllr Anstey abstained from voting following declaration of interest.

15/10902 30 THE BARTONS, FORDINGBRIDGE, SP6 1HZ Mr & Mrs J Brownsey
Single storey roof extensions with roof lights

15/10903 32 THE BARTONS, FORDINGBRIDGE, SP6 1HZ Mr & Mrs G Currell
Single storey roof extensions with roof lights

Cllr (A) Wilson reported on the proposal for a small infill development covering 2 adjoining properties. The proposal enhances the visual impact of the dwellings and will have no negative impact.

The Fordingbridge Society have no objections.

Cllr Lewendon proposed and it was seconded by Cllr Hale and therefore **RESOLVED** to recommend PERMISSION under option 3 for application 15/10902 & application 15/10903 as it was a sensible infill which would enhance both properties. All voted in favour – Cllr Adams abstained from voting having declared an interest.

15/10028 Land of 2 ST GEORGES'S ROAD, FORDINGBRIDGE , SP6 1ER Mr Gale
House; cycle & bin store

Cllr Connolly reported on the latest application for a proposed dwelling on this site there having been 4 previous applications and refusals. The proposal is of good design for a large dwelling however it would be sited on a comparatively small and odd-shaped site, with other houses in the area enjoying large curtilages and enjoying open space in the area. The site is at the side of the existing dwelling and it is a corner plot. The proposed dwelling would be accessed via the existing vehicular access to no. 2 St Georges Road; no. 2 would gain access at the rear of the property.

Cllrs Anstey & Connolly left the room.

The proposal would not follow the building line of the adjacent dwellings.

Cllr Connolly returned to the room

The Fordingbridge Society object to the proposal as the building line will be broken. It is acknowledged that this is a good proposal however it is in the wrong location.

Cllr Anstey returned to the room

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** to recommend REFUSAL under Option 4 as the proposal will break up the building line and is out of character for the area.

15/10851 THE INGLE, FRYERN COURT ROAD, BURGATE, SP6 1NG

Addition of first floor to create two-storey dwelling; two storey side & rear extensions; rear balcony; porch chimney

This application has been withdrawn subsequent to publication of the Agenda.

15/10887 30 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ Mr & Mrs J Robb

Single storey front extension with roof light

Cllr (G) Wilson reported on the proposal for a small extension to the front of the property. This will increase the residential amenity of the property. The Case Officer raises no concern and no objections have been received.

The Fordingbridge Society has no objections

Cllr Perkins proposed and it was seconded by Cllr Adams and therefore **RESOLVED** to recommend PERMISSION under Option 3 as a small extension which will improve the residential amenity of the property. All voted in favour.

15/10960 Land off MARL LANE, FORDINGBRIDGE SP6 1JR PDM Farming Ltd

1.1m high boundary fencing; gate

Cllr Perkins reported on the proposal. The application site has a Right of Way present along its boundary however this has not been clearly defined on the plans submitted. The site is also subject to a Article 4 Directive which removes the permitted development rights which would be expected for this type of development.

Concerns were expressed regarding the alignment of the Right of Way which is clearly shown on OS maps. In order for the Right of Way to remain as indicated on the OS map and the fence to be erected at the required width from the boundary, removal of Trees which are subject to a Tree Preservation Order would be necessary.

Discussion followed regarding the "legal" requirement for the width of a right of way which has been fenced in – this differed between 1.5m and 2m.

Cllr Connolly proposed and it was seconded by Cllr Perkins and therefore **RESOLVED** to: recommend REFUSAL under Option 4 as the definitive line of the Right of Way is unclear from the plans submitted. Concerns are raised that in order to retain the correct line of the path and to provide the access, it will necessary to remove trees which are subject to a TPO. All voted in favour

15/11026 MEADOW COTTAGE & EAST MILLS, SOUTHAMPTON ROAD SP6 2JS

Mr Durber

Two storey side extension and fenestration alterations to house; use of office block as one dwelling and associated alterations.

Cllr Lewendon reported on the proposal to extend an existing dwelling and change the use of an office block to a dwelling, plus associated alterations. Members discussed if there would be any visual impact and considered that the impact would be an improvement. There would be no increase to the footprint of either building.

The Fordingbridge Society have no concerns and are pleased with the re-use of the buildings.

Cllr Adams proposed and it was seconded by Cllr Perkins and therefore **RESOLVED** to recommend PERMISSION as it supports the re-use of the buildings and is an improvement to the existing buildings. All voted in favour

Prior Notification – Prior Approval from Agri to dwellings

15/11035 MIDGHAM FARM, MIDGHAM ROAD SP6 3BY
Use of Barn as 3 residential dwellings

Mrs S Sykes

For Information Only

15/10978 Land at BICKTON FARM, FORDINGBRIDGE, SP6 2EY
Solar Par Screening Opinion

Current Planning Appeals

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

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

EN/01/0486 AVONSIDE FARM, SOUTHAMPTON ROAD, SP6 2JT

Type of breach:

- 1.) u/a mobile home and vehicle storage; and
- 2.) u/a conservatory and ancillary building works to u/a mobile home

The Clerk advised that a telephone call had been received from Godshill PC requesting that the Town Council write to New Forest DC regarding this site and potential conditions to be suggested should the Enforcement action be successful. Concern had been expressed by Godshill PC regarding the possible re-location of the enterprise to another parish/site.

Members agreed that it was not feasible to make such a request for conditions to be imposed on an uncertainty.

Tree Works - Details can be viewed on the web site at : www.newforestnpa.gov.uk

New Applications

TPO/15/0738 1 Pealsham Gardens, Fordingbridge SP6 1RD

Willow tree - Lift canopy and reduce lower lateral limbs

TPO/15/0695 28 Lyster Road, Fordingbridge SP6 1QY

Prune 1 Oak – to clear highways/paths/driveways/cables

Decisions

CONS/150645 77 Church Street, Fordingbridge SP6 1BB

Fell 1 Apple Tree – safety concerns due to defect and location – No Objections

CONS/15/0628 3 MOXHAMS, FORDINGBRIDGE SP6 1JE

1 Conifer Tree – Fell, 1 Holly – Fell, 1 Birch – Prune, 1 Willow – Prune
Over dominant/shade – No Objections

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 5984 / LICTE/15/05326 - PW
Date:	06 August 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	28/08/2015 12:00:00 to 31/08/2015 01:00:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Wayne Colin Jacobs
Event Details:	Beer Tent @ Vee Twin Rally 28, 29 & 30 August 2015 Sale of Alcohol (12:00-01:00hrs)

Our Ref:	TEN 5938 / LICTE/15/04788 - PW
Date:	21 July 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	28/08/2015 12:00:00 to 31/08/2015
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Mole Cottage Serena Jane Powis
Event Details:	Motor Guzzi Rally - 499 Persons 28/29/30 August 2015 (12:00-01:00hrs) Regulated Entertainment

Our Ref:	TEN 5939 / LICTE/15/04789 - PW
Date:	20 July 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	15/08/2015 12:00:00 to 16/08/2015 01:00:00
Premise Address:	1 New Cottages, Bickton Lane, Bickton, Fordingbridge, SP6 2EZ
Applicant Details:	Finest Marquee Hire Michelle Louise Francis
Event Details:	Private Event - 250 Persons Saturday 15 August 2015 (12:00 - 01:00hrs) Sale of Alcohol & Regulated Entertainment

8. To note any items of correspondence

Alderholt Solar Park - The Clerk reported on an invitation to Members received from Good Energy regarding a proposed solar park to be installed in Alderholt with an associated sub-station erected in Fordingbridge Parish – members are invited to an information session in Alderholt on Thursday 20th August 2015 between 2-3pm (prior to public session).

Development Control, NFDC – The clerk reported on a response received from the head of Development Control regarding clarification of the Class MB Change of Use. New regulations have now come into force (April) which supersede Class MB – Class Q change of Use from Agricultural Barn to Dwellings. Clarification had been provided regarding the total number of dwellings allowed on each holding subject to an application.

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

Nothing further to report from the clerk.

Cllr Connolly advised that he would be absent from the meeting on 9th September 2015

10. **To note the date of the next meeting as Wednesday 9th September 2015.**

The meeting closed at 9.30pm