

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th January 2016 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman
Cllrs (A) Wilson, Earth, Hale, Anstey, Lewendon, Price, Adams, & Perkins

In attendance: Miss D Vine, Asst Town Clerk
Mr R Shering

1. To receive any apologies for absence

No Apologies were received.

2. To receive any Declarations of Interest

15/11689 – Cllrs Fulford and Adams would remain in the room but would not speak or vote.

15/11785 – Cllr Fulford would request the Vice Chair, Cllr Hale to take the meeting for this application, would remain in the room but would not speak or vote.

3. To confirm the minutes of the meeting held on 9th December 2015 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** that the minutes of the Meeting held on the 9th December 2015 be signed as a true record. All in favour.

Minute No 8 (Minutes of the Meeting of the 11th November 2015) – Listing of the Augustus John Statue – The Asst Clerk confirmed that a response had now been sent and further information was awaited.

Minute No 8 – To discuss the nomination of the Augustus John Pub as an Asset of Community Value. Formal notice of acceptance of nomination had been received from NFDC and confirmation that the land had been included on the Council's list of assets of community value.

Cllr Perkins entered the meeting

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

No members of the Public present.

5. To report any results on Planning Applications

15/11645 2 JUBILEE CLOSE, SP6 1DR

Garage Extension; front porch
GRANTED subject to conditions

15/11475 FRYERN PARK, FRYERN COURT ROAD, SP6 1NF

Agricultural workers dwelling,, domestic garage, farm office and farm laundry/cloak room; 2 barns (agricultural buildings)
GRANTED subject to conditions

15/11642 1B ASHFORD ROAD, FORDINGBRIDGE SP6 1BX

GRANTED subject to conditions

**15/11601 LAND OF THE AUGUSTUS JOHN, 116 STATION ROAD, SP6 1DG
(Proposed Legal Agreement)**

One two-storey block of 2 flats (Outline Application with details only of access)
REFUSED

6. To consider new Planning Applications

15/11689 25-27 PROVOST STREET, FORDINGBRIDGE SP6 1AY Crownshade Ltd

House; access; parking; bin store; shed; demolition of extensions to 25 & 27 Provost Street; porch canopy

Cllr Hale reported.

This planning application seeks consent for the erection of a detached two storey dwelling on land to the rear of Nos 25-31 Provost Street. No's 25-31 comprise a traditional terrace of four dwellings immediately fronting onto Provost Street and the properties have their rear gardens partly backing onto a modern residential cul de sac known as Highbank Gardens. The terrace has its ridge line running parallel to the street with shallow side gables and small rear additions. The application site is a small piece of land where there is a single detached garage and car parking space enclosed by a low hedgerow and vehicular access gates which is used in association with No 27. The site abuts a private access road to the west, with Ashford Water just beyond. The site lies just outside the town centre boundary, but within the Conservation Area. There are no listed buildings which adjoin the application site. The application site also forms part of Highbank Gardens, which is a development constructed in the mid 1990s of four detached two storey dwellings in a small courtyard with associated garages, some of which are used by the dwellings in Provost Street.

This planning application follows a recent refusal for a detached dwelling on this site under planning reference 10113.

This current planning application seeks to address the concerns raised in the previous application. In comparison to the previously refused application, this current proposal has reduced the height of the building from 6.55 metres to 6.3 metres and a reduction in the footprint of the building. It is also proposed to demolish the rear extensions to Nos 25 and 27 Provost Street in order to gain more rear garden space and improve the relationship to the application site.

Councillors supported the previous application 10113 and after a brief discussion saw no reason to alter that decision.

Cllr Anstey proposed and it was seconded by Cllr Earth and therefore **RESOLVED**: to recommend that the application is granted **PERMISSION** under **Option 3** as the property is of good design and will have minimum impact on neighbouring properties or residential amenity. All in favour. Cllrs Fulford and Adams remained in the room but did not speak or vote.

Mr Shering left the Meeting

15/11649 NEW FOREST WATER PARK, RINGWOOD ROAD, SP6 2EY Mr Jury

Single storey extension to Clubhouse with balcony over.

Cllr Lewendon reported.

The proposal is for a relatively modest extension providing a kit store and a small shop, with a balcony over. The extension would replace existing containers that are currently stored in this location. The development would be in keeping with the design of the existing building and its scale would be proportionate. The development would appear to be consistent with policies that are generally supportive of recreational facilities meeting local needs.

It was proposed by Cllr Hale and seconded by Cllr Adams and therefore **RESOLVED**: to recommend that the application is granted **PERMISSION** under **Option 3** as there is no impact on the surrounding area, it enhances the facility and tidies up the storage area. All in favour.

15/11785 77 CHURCH STREET, FORDINGBRIDGE SP6 1BB Mr Hirst
Single storey side and rear extension

Cllr Fulford requested that Cllr Hale, Vice Chair, take the Meeting for this application.

Cllr Anstey reported.

It was noted that there were no Case officer notes available. The proposal is for 2 single storey extensions one located at the rear of the property and the other at the side. These extensions enable the ground floor to be split into the 2 separate areas of accommodation. The annexe situated at the rear includes part of the current ground floor and incorporates it into the space. This existing space is currently the main house kitchen and dining room, which are to become the sitting room and kitchen of the annexe. Beyond the current single storey rear extensions the bathroom and bedroom accommodation are to be located. This spaces are within a flat roof single storey extension which is designed to be kept low allowing good levels of light into the garden and back of the house, and provides a neat parapet wall detail at the boundary between the house and the attached neighbours rear extensions. The side extension accommodates the new open plan kitchen dining space for the main house with a utility and lavatory space. The two extensions form L shapes which share the garden and a terrace with large glazed sliding doors allowing the spaces to be opened out onto each other.

Building materials to be used are all in keeping with the existing property.

The main considerations are the impact on neighbouring properties and the conservation area.

Councillors considered that the proposed side extension was of an acceptable size and balanced the existing rear extension, however the proposed size of the rear extension left very little room between the back of the extension and the properties in Bushells Close, which are predominately bungalows.

It was proposed by Cllr Lewendon and seconded by Cllr Anstey and therefore RESOLVED: to recommend that the application is REFUSED under Option 4. Whilst the side extension is satisfactory, the rear extension is considered too large and impacts on neighbours to the rear (Bushells Close) due to its proximity.

All in favour. Cllr Fulford remained in the room but did not speak or vote.

Current Planning Appeals in Fordingbridge

15/11035 MIDGHAM FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BY Mrs Sykes
Use of barn as 3 residential dwellings (Prior Approval Application)

Current Enforcement Notices

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

Type of Breach: 1) u/a mobile home & vehicle storage &

2) u/a conservatory and ancillary building works to u/a mobile home

Injunction GRANTED

15/0037 KINGFISHER COTTAGE, FORDINGBRIDGE

Residential Use of land

Awaiting appeal decision

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

TPO/15/1254 16 LANGLEY GARDENS, SPY 1QL

T1 prune 1xChestnut Tree

Reason for Work – Over dominance & shade

Decisions

CONS/15/1182 WEIR COTTAGE, 17 BARTONS ROAD, SP6 1JD

Prune 1xwillow & alder; fell 1xwillow

No Objections

R14/15/1310 2 WESTGROVE, FORDINGBRIDGE SP6 1LS

Fell 1x ash tree

Exempt Works

7. To consider any Licensing Act 2003 applications

No applications received under Licensing Act 2003

8. To note any items of correspondence

Nothing to report

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

No report from the Clerk

Cllr Fulford advised that she had contacted NFDC in relation to building work which appeared to be being carried out to the rear of J May & Sons, the butchers shop, now closed, in Salisbury Street. NFDC were unable to locate any current planning application, only one granted in 2008 which had now lapsed. The Enforcement team would be asked to investigate and advise..

10. To note the date of the next meeting as Wednesday 10th February 2016.

The meeting closed at 8.50pm