

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 8th February 2017 at
7.30pm in the Town Hall
(Minutes subject to approval at the next meeting of the Committee)**

Present: Cllr Fulford – Chairman
Cllrs, Lewendon, Wilson, Anstey, Adams, & Hale

In attendance: Miss D Vine, Assistant Town Clerk
Richard Gosden, The Fordingbridge Society

1. To receive any apologies for absence

Apologies were received from Cllrs Connolly, Price & Perkins

2. To receive any Declarations of Interest

No declarations of interest were given.

3. To confirm the minutes of the meeting held on 11th January 2017 and report any matters arising

Cllr Anstey proposed and it was seconded by Cllr Adams and therefore **RESOLVED:** that the minutes of the meeting held on the 11th January 2017 be signed as a true record. All in favour.

Matters Arising – No matters were raised.

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

No public present.

5. To report any results on Planning, Appeals & Tree Work Applications

**16/11589 MASONIC LODGE, STATION ROAD, FORDINGBRIDGE SP6 1JW
Sentinel Health Care**

Use as staff accommodation in conjunction with the main Care Home (C2); fenestration alterations

GRANTED subject to conditions

16/11620 24 BEECHWOOD, FORDINGBRIDGE SP6 1DB Mr P Parker
Single storey rear extension ;first floor side extension; garage extension

GRANTED subject to conditions

16/11676 8 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DN Mr Harding
Single storey rear extension; front porch

GRANTED subject to conditions

**16/11069 POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN
Mr Hutchison**

Replace 2 windows; move kitchen door; create windows & replace doors; timber floor; remove walls; remove stud partitions; block door; create door (Application for Listed Building Consent)

WITHDRAWN by applicant

Planning Committee 08.02.17

16/11068 POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE, SP6 1JN
Mr Hutchison

Use as office (Use Clas B1); rear entrance gates; parking alterations.

WITHDRAWN by applicant

16/11598 ABERGLASLYN, 29 BOWERWOOD ROAD, FORDINGBRIDGE SP6 1BL
Conservatory (Lawful Development Certificate that permission is not required for proposal)

WAS NOT LAWFUL

APPEALS

APP/B1740/W/16/3155045 NEW FOREST WATER PARK, RINGWOOD ROAD SP6 2EY
Mark Jury

Appeal Dismissed

APP/B1740/W/16/3152060 LAND AT FLAXFIELDS END, FORDINGBRIDGE SP6 1RT
Stuart Ward

Appeal Dismissed

APP/B1740/W/16/3152060 LAND AT FLAXFIELDS END, FORDINGBRIDGE SP6 1RT
Stuart Ward

Appeal Dismissed

**APP/B1740/W/3151174 LAND ADJACENT TO THE AUGUSTUS JOHN PUBLIC HOUSE,
FORDINGBRIDGE SP6 1DG**
Newriver Property Trust No 4

Appeal Dismissed

Tree Work Applications – Decided

No decisions received for this period.

6.To consider new Planning Applications

16/11651 16 SALISBURY STREET, FORDINGBRIDGE SP6 1AG **Mr Cheal**
Display 1 non illuminated fascia sign (Application for Advertisement Consent)

Cllr Lewendon reported.

Proposals of how the external signage might look had now been submitted and Members agreed that whilst there was little to be done to change the frontage of the building, any signwork should be appropriate to the street scene. It was noted that the Conservation officer had commented that the type of materials to be used for the sign and the sign font were not appropriate for a Conservation area and an alternative signage solution should be sought for which the Conservation Officer was happy to provide advice.

The Fordingbridge Society had no objection.

Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore **RESOLVED**: to recommend that **PERMISSION BE GRANTED under PAR3** with guidance from the Conservation officer if necessary. 5 voted in favour. 1 abstention.

In light of this application and a number of improvements/alterations being made to other properties in Salisbury Street, Mr Gosden, Fordingbridge Society, asked whether it would be permissible to write to Royal Mail to ask whether any improvement in the appearance of the sorting

office could be made, as he had received a number of adverse comments from members of the public. Members AGREED that a letter could be sent.

16/11740 6 HIGH STREET, FORDINGBRIDGE SP6 1AX

Ms Curtis

Use as a beauty salon

Cllr Fulford reported.

Correction to agenda which shows this application as 6 Salisbury Street.

The site lies within Fordingbridge Conservation Area, town centre and a primary shopping frontage, an area is characterised by commercial/retail uses. The application is made for use of a vacant A2 (bank) premises as a beauty salon with tanning facilities (sui generis). The application is made retrospectively. No physical alterations are proposed to the building. The first and second floors of the former bank building are currently undergoing conversion to residential.

Current policy supports the change of use of premises to appropriate non-retail uses within primary shopping frontages, where the use will add to the vitality and attractiveness of the area and where it can be demonstrated that the proposal will generate footfall similar to a typical retail unit. In this instance it needs to be considered that the premises was formerly used as a bank (HSBC), rather than an as an A1 retail unit. It appears that an element of retail activity is conducted from the premises and that introduction of a sui generis use of the scale and type proposed, retains a commercial use within the frontage and is unlikely to harm town centre vitality.

It was noted that the premises have been vacant since 2014 and although the ground floor commercial unit has continued to be marketed, there has been no interest from potential commercial occupants for Class A2 use.

It was noted that there had been a number of objections based on the perceived number of beauty salons already in existence in the town.

The Fordingbridge Society had no objection.

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: to recommend that **PERMISSION BE GRANTED under PAR3** as it will be of benefit to have a business in a unit which has been vacant for some time. All in favour.

17/10005 FOREST VIEW, FRYERN COURT ROAD, BURGATE SP6 1NE Miss Williams

Detached garage with store and playroom

Cllr Hale reported.

The site is located outside of the built up area. Consent was granted for the development in 2005 under PA 05/84404 however the approved detached garage/store to the side of the property has not been built.

This application proposes the addition of a detached three bay outbuilding which would provide garage space, a garden store and accommodation (playroom) above. The plans details this would be positioned at the front of the site where there is currently parking and garden area. It is understood this would be in substitution for the approved garage which still benefits from the extant consent.

With reference to the approved garage this would see a change in design and increase in scale, of note height and depth such that the resulting size would be

proportionately large in comparison with the existing dwelling, but it was noted that this property is smaller than many surrounding properties. In its revised location it would also be of increased prominence relative to the street scene and would not reflect the established set-back of built development serving residential properties on this side of the road, although the gradient of the land is lower and it would be screened by a hedge and additional planting.

The Fordingbridge Society had no objections.

Cllr Anstey proposed and it was seconded by Cllr Adams and therefore **RESOLVED**: to recommend that **PERMISSION BE GRANTED under PAR3** as there is no adverse effect on the surrounding area. 4 in favour. 2 abstentions.

AGRICULTURAL DETERMINATION

17/10043 FIELD WEST OF A338, OFF BICKTON LANE, BICKTON SP6 2HA

Bellows Family

Agricultural Barn for Feed and implement storage (Agricultural Prior Notification)

Noted by Members

Application for Lawful Development Certificate (Proposed) (information Only)

16/11598 ABERGLASLYN, 29 BOWERWOOD ROAD, FORDINGBRIDGE SP6 1BL

Conservatory

Noted by Members

Current Planning Appeals

There are currently no planning appeals in Fordingbridge.

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

No new Tree Works applications received during this period.

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 6796 / LICTE/17/00769 - SW
Date:	07 February 2017
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	18/03/2017 19:00:00 to 18/03/2017 22:30:00
Premise Address:	St Mary And St Philips Catholic Church, 15 Salisbury Road, Fordingbridge, SP6 1EG
Applicant Details:	Marguerite Helen Eales
Event Details:	Bring and Share Meal - Charity Event in Hall Sales of alcohol 18th March 2017 19:00hrs to 22:30hrs 50 persons

Noted by Members.

8. To note any items of correspondence

The Asst Clerk advised that notification had been received from NFDC that the planning permission in respect of the continued temporary siting of 2 storage containers at the former Redbrook Filling Station expires on 30th March 2017. A new planning application will be submitted.

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

The Asst Clerk thanked members for their support over the past 5 years as she will be leaving at the end of February.

10. To note the date of the next meeting as Wednesday 8th March 2017

The meeting closed at 08.50pm