

## **FORDINGBRIDGE TOWN COUNCIL**

**Minutes of a meeting of the Planning Committee held on Wednesday 11<sup>th</sup> January 2017 at 7.30pm in the Town Hall**

**(Minutes subject to approval at the next meeting of the Committee)**

**Present:** Cllr Fulford – Chairman

Cllrs Connolly, Price, Lewendon, Earth, Wilson, Anstey, Adams, Paton & Perkins

**In attendance:** Mrs H Richards, Town Clerk

Richard Gosden, The Fordingbridge Society

T Norman-Walker, Burgate Residents Association

**1. To receive any apologies for absence**

Apologies were received from Cllr Hale

**2. To receive any Declarations of Interest**

No declarations of interest were given.

**3. To confirm the minutes of the meeting held on 14<sup>th</sup> December 2016 and report any matters arising**

Cllr Earth proposed and it was seconded by Cllr Price and therefore **RESOLVED:** that the minutes of the meeting held on the 14<sup>th</sup> December 2016 be signed as a true record All in Favour

*Cllr Paton entered the meeting.*

Matters Arising – No matters were raised.

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

Mr Norman Walker advised that he was attending regarding Agenda item 8 and traffic generated by proposed development at Whitsbury Road.

**5. To report any results on Planning Applications**

**16/11587 6 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX**

Single storey rear extension; rooflights

**Mr & Mrs Dunne**

**Granted Subject to Conditions**

**16/11362 2a WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX**

Garage; boundary alterations; fence

**Mr Williamson**

**Granted Subject to Conditions**

**16/11479 37 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DL**

Single storey side extension; raise flat roof height; use of garage as living accommodation; fenestration alterations

**Mr & Mrs Day**

**Granted Subject to Conditions**

**16/11490 LAND WEST OF A338, BICKTON LANE, BICKTON SP6**

Use as dog training/exercise ground

**Miss Finch**

**Granted Subject to Conditions**

**16/11557 34 SALISBURY STREET, FORDINGBRIDGE SP6 1AF**

Remove chimney stack; timber bay windows & extend felt roof to kitchen

**Mr Adams**

**Withdrawn by applicant**

**16/11558 34 SALISBURY STREET, FORDINGBRIDGE. SP6 1AF**

**Mr Adams**

Remove chimney stack; timber bay window; extend felt roof to kitchen; create shower room; stud walls; create doorway to kitchen; create ensuite on 2<sup>nd</sup> floor; stud walls; SVP, extractor fan  
(Application for Listed Building Consent)

**Withdrawn by applicant**

**15/11482 55-57 HIGH STREET, FORDINGBRIDGE SP6 1AS  
(NB: PROPOSED LEGAL AGREEMENT)**

**Priory Stream Limited**

Attached house; shopfront; front & rear extensions; basement window, wall & railings

**Granted Subject to Conditions**

**15/11483 55-57 HIGH STREET, FORDINGBRIDGE SP6 1AS  
(Application for Listed Building Consent)**

**Priory Stream Limited**

Attached house; shopfront; front & rear extensions; basement window, wall & railings; remove external staircase; Internal: move doorway; block doorway; remove walls; insert 2 staircases; wall to create internal bike store.

**Granted Subject to Conditions**

**16/11290 ASHFORD HOUSE, ASHFORD ROAD, SP6 3BT**

**Mr S Mitchell**

Two storey side extension; single-storey extensions; roof alterations; fenestration alterations

**Refused**

**Tree Work Applications – Decided**

No decisions received for this period.

**6.To consider new Planning 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

*Cllr Perkins entered the meeting.*

Cllr Fulford reported on the application to change the use of the former Masonic Lodge and advised that the building is semi-derelict and has no particular architectural features or value. Previous applications have been made for Change of Use to day-care accommodation for residents of the associated Nursing Home however due to its detached location is not suitable for residents use.

Due to the sloping nature of the area, the lodge building is in an elevated position above neighbouring residential properties and screened by a substantial fence. No objections have been raised by neighbours.

A query was raised regarding whether the proposal would attract CIL; the officer's briefing confirms that it may.

The Fordingbridge Society had no comments on the proposal.

Cllr Price proposed and it was seconded by Cllr Adams and therefore **RESOLVED**: to recommend that **Permission be Granted** under PAR3 as the accommodation is needed, would be good for the town and would be good re-use of a semi-derelict building. All in favour

**16/11620 24 BEECHWOOD, FORDINGBRIDGE, SP6 1DB**

**Mr P Parker**

Single-storey rear extension; first floor side extension; garage extension

Cllr Anstey reported on the proposal – the property is located within a built up residential area and although detached is linked by the garage to the neighbouring property (garage) on one side. Cllr Anstey provided a photograph of similar development to the proposal on another property in the immediate location. It was noted that if two neighbouring properties which are linked by their garages, extended in this manner, the character of the area would be changed to that of terraced properties. The neighbouring property to the proposal has not been extended to the side above the garage.

Cllr Wilson proposed and it was seconded by Cllr Connolly and therefore **RESOLVED**: to recommend that **Permission be Granted** under PAR3 as there would be no adverse effect on neighbouring properties or the character of the area. All in favour.

**16/11676 8 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DN**

**Mr Harding**

Single storey rear extension; front porch

Cllr Earth presented the application – the property is located within a built up residential area in which there are similar properties located. The proposed rear extension will be built on the footprint of an existing conservatory with an extension of approximately 1m further to the rear; the proposed extension will be set well away from boundaries.

The proposed porch to the front of the property is well designed and although this will protrude towards the highway, the boundary wall and hedge offer adequate screening.

Cllr Connolly proposed and it was seconded by Cllr Earth and therefore **RESOLVED**: to recommend that **Permission be Granted** under PAR3 as there would be no adverse effect on neighbouring properties or the character of the area. All in favour

**16/11650 16 SALISBURY STREET, FORDINGBRIDGE SP6 1AG**

**Mr Cheal**

Use part of ground floor as cafe; use remaining part of building as 4 flats; front and rear dormers; glazed balcony; new windows & doors

Members noted that the application site had been incorrectly given on the Agenda as 18 Salisbury Street.

Cllr Lewendon reported on the application for the conversion of the former bank building. Members discussed the proposal and it was noted that the front of building, which is considered an eyesore, would not be improved greatly by the development.

Members also discussed the lack of on-site Car Parking for residents vehicles and the resulting demand for more long-stay car parking in the Town Centre Car Park.

1<sup>st</sup> proposal - Cllr Price proposed and it was seconded by Cllr Adams to recommend that **Permission be Granted** under PAR3 as the accommodation is needed in the Town Centre.

2<sup>nd</sup> proposal - Cllr Fulford proposed to recommend Refusal under PAR2 as the design of the proposal does not enhance the character of the area. This proposal was not seconded.

It was therefore **RESOLVED** to recommend that Permission be Granted under PAR3 as the accommodation is needed in the Town Centre (1<sup>st</sup> Proposal) with the following additional comment - Improvements to the front of the property would be welcomed to improve the street scene and

character of the area. NFDC Parking section should consider the increased demand for Long Stay car parking that the development may cause. 8 voted in favour, 1 against & 1 abstention.

**16/11651 16 SALISBURY STREET, FORDINGBRIDGE SP6 1AG**

**Mr Cheal**

Display 1 non illuminated fascia sign (Application for Advertisement Consent)

Cllr Lewendon reported on the proposal – members agreed that as no detail had been submitted for the new signage (wording/colour etc.), it was not possible to fully consider the application.

Cllr Connolly proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** to recommend **Refusal** under PAR4 as not enough detail had been submitted to enable proper consideration of the proposed signage. All in favour

**16/11732 23 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES**

**Mr Sheppard**

Single storey side extension; fenestration alterations; roof light; use of garage as ancillary

Cllr Fulford reported on the application in Cllr Hale's absence. The proposed side extension is of moderate size and is set back from the boundary. The case officer briefing notes an additional element to the development, namely the erection of a Solar Shade Canopy above the new fenestration at the rear. Although detailed on the Plans this has not been included in the application and should not be considered by members.

Cllr Paton proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** to recommend that **Permission be Granted** under PAR3 as there would be no adverse effect on neighbouring properties or the character of the area. All in favour

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

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

Conservatory

Noted by Members

**Current Planning Appeals**

**15/11601 Land of the Augustus John, 116 Station Road, SP6 1DG**

**Newriver Property Trust No 4**

**(NB Proposed Legal Agreement)**

One two-storey block of two flats (Outline application with details only of access)

**16/10681 Land at Flaxfields End, Fordingbridge SP6 1RT**

**Mr Ward**

2 pairs semi-detached houses; bike store; associated parking

**16/10111 Land at Flaxfields End, Fordingbridge SP6 1RT**

**Mr Ward**

**(NB Proposed Legal Agreement)**

2 pairs semi-detached houses; bike store; associated parking

**16/10025 New Forest Water Park, Ringwood Road, SP6 2EY**

**Mr Jury**

Clubhouse with additional use for fishery manager accommodation

**Tree Works** - Details can be viewed on the web site at : [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)

No new Tree Works applications received during this period.

## **7. To consider any Licensing Act 2003 applications**

No Licensing Applications received during this period.

## **8. To agree a response – Burgate Cross Strategic Site Proposal**

Cllr Connolly reported that following the distribution of details regarding a proposed site for inclusion in the Local Plan Review, Members had now had the opportunity to consider this. The proposed site to be submitted to New Forest District Council lies to the North West of the Town adjacent to the A338. The site has the potential to provide direct access from the A338 and to link to other proposed development sites at Whitsbury Road.

Members discussed the need for direct access from the A338 to be in place before any other development takes place to not only remove the need for future residential traffic to pass through the town centre but also to enable construction traffic to access sites via this route also. It was considered that any road provided through Burgate, should be constructed as an access road rather than an estate road.

It was agreed that the Town Clerk should draft a response to Neame Sutton, agents to the applicant, advising that while the Council cannot pass judgement on the proposal at this stage prior to Public Consultation, that no development proposals would be supported that would increase the volume of traffic through the Town Centre. Town Clerk to distribute draft to Members.

*9.10pm Cllr Perkins left the meeting & returned at 9.15pm*

## **9. To note any items of correspondence**

The clerk reported correspondence had been received from the Salvation Army requesting support for the retention of the buggy shelter located at the Salvation Army Hall in Roundhills. The Town Council had not made a recommendation on the application as Conservation Officer comments were awaited, the application (16/11076) had subsequently been granted temporary permission for 1 year, after which it should be removed or replaced with more suitable materials.

The Chair advised that the Council could not reverse its earlier decision and should not discuss this item or rescind the decision until 6 months have elapsed from that decision. Members challenged this & contested that decisions can be rescinded within 6 months if requested by at least 3 members. Town Clerk to clarify.

This item will be deferred until a later date (after the 6 months have elapsed).

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

The clerk had nothing further to report.

Cllr Perkins reported that an announcement had been made that the Sandy Balls Leisure Park has been sold.

## **11. To note the date of the next meeting as Wednesday 8<sup>th</sup> February 2017**

The meeting closed at 9.30pm