

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday, 23rd May 2012 at 7.30 pm. in the Town Hall Council Chamber

Present:

Cllr Fulford - Chairman

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

In attendance:

Mr G Kimmings, Fordingbridge Society

Miss D Vine, Assistant Town Clerk

Cllr A Sevier

1. Apologies

There were apologies from Cllrs Price and (A) Wilson

2. Declarations of Interest

None Received

3. To confirm the minutes of the meeting held on the 11th April 2012

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

4. To report any matters arising

There were no matters arising.

5. To report any results on Planning Applications

12/98298 50 Church Street, SP61BE

Mrs S Hiorns

Single Storey rear Extension

GRANTED with Conditions

12/98591 Pilgrims, 4 Provost Street, SP6 1AY

WITHDRAWN

Application for Conversion from Preliminary Consent to Full Consent Prior to Entry to the Pharmaceutical List in Respect of Premises at 4-6 Bridge Street, Fordingbridge SP6 1AH by Twelvers Link Ltd

Members noted that Hampshire Primary Care Trust has approved the request to extend the period of full consent to the 14th November 2012.

EN/12/0067 Agricultural Land off Whitsbury Road, Tinkers Cross – Unauthorised Access and Feed Hoppers

Members noted a letter received from New Forest District Council updating the Council's interest in ongoing enforcement investigations relating to the site.

6. To consider New Planning Applications

12/98626 Highlands, Fryern Court Road

Mr C Passam

Stables and hay store

Cllr Hale reported. The proposal is to build a timber stable in the garden of Highlands which adjoins a paddock belonging to the property.

This application had previously been considered at the Planning Meeting held on the 11th April 2012 and had been subsequently withdrawn. Cllr Hale reported that the only change he could see to the original application was that the building would now be 1m from the boundary instead of 4m and it appeared that some small trees/bushes had been removed. The case officer had supported the previous application. An objection had been raised by a neighbour concerned about the effect of the muck heap being in close proximity to the stables.

The Fordingbridge Society had no objections in principle.

It was proposed by Cllr Hale and seconded by Cllr Connolly that the application be supported under Option 1 but would suggest consideration be given to the amenity of the neighbour. All in favour, Carried.

12/98587 3, The Old Granary, Kings Yard, Salisbury St Mr J Lucas
20 photovoltaic panels

Cllr Perkins reported. This application had previously been considered at the Planning Meeting on the 9th November 2011 and subsequently withdrawn in order to provide further information. Cllr Perkins could see no major change other than the height had now been given. Cllr Perkins commented that this was a conflict between conservation of the area and sustainability.

The Fordingbridge Society had no objections in principle.

It was proposed by Cllr Perkins and seconded by Cllr Hale that the application be supported under Option 3. All in favour, Carried.

12/98533 New Forest Water Park, Ringwood Road Mr M Jury
Installation of 5 pylons for cable tow skiing

Cllr Lewendon reported. The application had originally been considered at the Planning meeting on the 8th December 2010 but had been refused on account of the development's adverse ecological and visual impact. A subsequent appeal had been dismissed. The application is for a system of pylons with a cable to enable people to water-ski on the lake. It will reduce the noise from boat engines but is a large structure, and concerns had been raised about the potential impact on the Berwick Swan population colliding with the cables. Further work has subsequently been carried out by EDF and it is proposed to fit deflectors which would not interfere with the pulleys but would deter the birds from flying into the wires. This had proved effective at a similar site in Milton Keynes and the Swan Conservation were happy with the outcome. There was no evidence of harm to otters or bats.

The Fordingbridge Society had no objections.

It was proposed by Cllr Lewendon and seconded by Cllr Perkins that the application be supported under Option 3 with the fitting of deflectors. All in favour. Carried.

12/98705 Land outside the Co-Op, 38-50 High Street Openreach
1 Openreach cabinet broadband cabinet (Prior notification to carry out Telecommunications Development)

Cllr Fulford reported. This application had originally been considered at the Planning Meeting on the 8th February 2012 and subsequently refused due to the fact that the

Crown was a listed building. The new plan would not encroach on an historic building and the pavement was wider. It needed to be placed in proximity to other boxes as it formed part of the process of installing the fibre optic link required to bring broadband to Fordingbridge which would benefit businesses.

Mr Kimmings commented that it appeared close to the dropped drain in the road which had long caused a problem so care would need to be taken when any digging took place, but had no objection in principle. Cllr Fulford would ask Cllr Heron at General Council whether remedial work could be carried out to strengthen the drain. Cllr Perkins believed the site was unsuitable as when work needed to be carried out it would cause problems to pedestrians. Cllr Fulford re-iterated that it was the least intrusive option and had less impact on the historic fabric of the town and Members had supported the previous application even though it was on a narrower part of the pavement. Cllr Adams supported Cllr Perkins view and felt that the box itself appeared quite large.

Cllr Adams left the meeting to look at the outside of the Co-op.

Cllr Connolly asked if it could be positioned further round but Cllr Fulford advised that this would then encroach on Co-op's ground. There had been no known complaints from the Co-op.

Cllr Adams returned to the Meeting.

Cllr Adams confirmed that the area for the position of the box had been marked out.

The Fordingbridge Society had no objection in principle.

It was proposed by Cllr Fulford and seconded by Cllr Anstey that the application be supported under Option 1 with the suggestion that consideration be given to placing the box in the least intrusive place outside the Co-op. No-one in favour.

Cllr Fulford asked members for another proposal.

It was proposed by Cllr Connolly and seconded by Cllr Lewendon that the application be refused under Option 4. Cllrs Fulford and Anstey against. All other members in favour. Carried.

7. To consider any Licensing Act 2003 applications

Nothing to consider.

8. To consider affordable housing contributions set in 106 agreements

Cllr Fulford asked Members if they had any comments in respect of the Draft Guidance notes on Developer Contributions issued by NFDC. Cllr Anstey felt that there was not much option to comment and that most of the document was a fait accompli. Cllr Connolly alluded to the allocation of approx £30,000 for the provision of a single screen journey planning kiosk to be positioned in the High Street for which there had been no consultation or negotiation and would be of no use to the Town. Cllr Sevier advised that she thought it would be located near the Post Office in Salisbury Street and whilst Members thought this would be a better location it did not detract from the fact that there had been no consultation and the money could be far better spent on other projects. Cllr Fulford felt that once the Council had General Powers of Competence contributions could be used in the correct way for the Community.

In relation to affordable housing Cllr Perkins commented on recent applications which had been withdrawn because the amount of developer contributions outweighed the viability of a project. Cllr Sevier advised that as a member of the Planning Committee for NFDC she was answering a number of queries relating to this and would be prepared to seek clarification of the situation for an individual if this occurred. Cllr Fulford asked Members to keep in mind actions required as changes come in and to act judicially quickly otherwise Council would lose the use of monies.

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

Cllr Sevier advised that the Local Plan Framework would be going to the Cabinet shortly and it was hoped it would be in place by 2013/

The proposal for a footpath behind Bartons had been dropped.

10. To note any items of Correspondence

None noted.

11. To receive a report from the Clerk or any other relevant Planning Business

Cllr Perkins asked if there had been any complaints concerning land at Kingfisher Cottage at Burgate. Land across the river from the property had been cleared destroying nesting sites and could interfere with the flow of the river. Cllr Fulford advised that as this had taken place on land within the National Park, it should be reported to the NPA to deal with. Cllr Perkins stated that this had been done.

12. To note the date of the next meeting as 13th June 2012 .

The meeting ended at 9.10 pm