

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th July 2016 at 7.40pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman
Cllrs Price, Lewendon, Paton, Anstey, Connolly, Hale, Wilson & Perkins

In attendance: Mrs H Richards, Town Clerk
Nicola Girling

1. To receive any apologies for absence

Apologies were received from Cllrs Bailey & Earth

2. To receive any Declarations of Interest

No declarations of interest made.

3. To confirm the minutes of the meeting held on 8th June 2016 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Price and therefore **RESOLVED:** that the minutes of the meeting held on the 8th June 2016 be signed as a true record. All in favour.

Cllr Perkins joined the meeting.

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

No matters raised by Members of the Public

5. To report any results on Planning Applications

16/10442 Mr A Hirst
SITE: 77 CHURCH STREET, FORDINGBRIDGE SP6 1BB

DESCRIPTION: Single-storey side and rear extension

DECISION: Granted Subject to Conditions

16/10291 Mr R Shering
SITE: 124 STATION ROAD, FORDINGBRIDGE SP6 1DG
(NB: PROPOSED LEGAL AGREEMENT)

DESCRIPTION: Two-storey side & rear extension to provide 2 additional flats; bin/cycle stores

DECISION: Refused

16/10535 Mr & Mrs Jackson
SITE: 44 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RB

DESCRIPTION: Two-storey and single-storey front extension; first floor extension; use of garage as living accommodation; fenestration alterations

DECISION: Refused

16/10193 Mr R Shering
SITE: 18-20 SALISBURY STREET, FORDINGBRIDGE SP6
1AF
DESCRIPTION: Move stud partition in kitchen; create door; stud wall to
create 2 cupboards (Application for Listed Building
Consent)
DECISION: Granted Subject to Conditions

16/10532 Mr Jon Crouter
SITE: 7 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP
DESCRIPTION: Single-storey rear extension; rooflight
DECISION: Granted Subject to Conditions

16/10574 Mr & Mrs G Elford
SITE: 9 LYSTER ROAD, FORDINGBRIDGE SP6 1QY
DESCRIPTION: Replace first floor front timber frame extension with
cavity wall
DECISION: Granted Subject to Conditions

16/10592 Mr M Smethers – 1st Fordingbridge Scout Group
SITE: SCOUT HALL 1ST FORDINGBRIDGE SCOUTS,
ROUNDHILL, FORDINGBRIDGE SP6 1AQ
DESCRIPTION: Single-storey side extensions; access ramps; canopy;
relocate entrance; relocate flag pole; fenestration
alterations
DECISION: Granted Subject to Conditions

Tree Work Applications – Decided

Application No: CONS/16/0549

Address: 3 YEW TREE COURT, FORDINGBRIDGE, SP6 1NP Decision: Raise No Objections

Decision Date: 01/07/2016 Excessive shading and TV signal blocked

6. To consider new Planning Applications –

The Chairman advised the meeting that the projector was not working and it would not be possible to view the application documents electronically – however some hardcopies were available and the Clerk was also able to display some details on the laptop.

New Applications

16/10636 11 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP Mr & Mrs Skinner
Dormer in association with new first floor; single storey front and rear extension; rooflight;
fenestration alterations.

Cllr Wilson reported on the application. Objections had been received from both neighbours (nos. 9 & 15) regarding loss of light from overshadowing and loss of privacy – both objections had been responded to by the applicant. The properties are staggered in layout and the extension would be 4m away from no. 15. The proposal would generally improve the character of the area.

Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED:** to Recommend that permission be granted under PAR3 as there would be little impact on neighbouring properties due to the staggered positioning of the properties.

All in favour

16/10777 LAND OFF STUCKTON ROAD, HYDE

Misses V & N Jolly

One block of 3 stables; tackroom

Cllr Anstey reported on the application and informed the meeting that the proposed building would be located within Hyde Parish although the majority of the application site is within Fordingbridge Parish. The application proposes a substantial planting scheme to provide a high level of screening to the building. It was also noted that several other buildings (stables or field shelters) are present on the site although these are not shown on the submitted plans.

Cllr Perkins proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: to Recommend that permission is granted under PAR3 as there will be little impact from the building as the application proposes a good planting scheme to screen the building and there are no residential properties nearby. Members noted that there are already other buildings on this site which are not shown on the submitted drawings, however this would not prevent the recommendation for permission.

All in favour

16/10332 HARLEYS, 1 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF Mr Ashford

Ancillary smoking area and temporary parasols

Cllr Hale reported on the application, advising members of the Planning Statement and that this application concerned a smaller area than the previous application submitted in 2014. The Case Officer report states that the main issues remain the impact the proposal would have on the character and appearance of the Fordingbridge Conservation Area and the effect of the proposal on the living conditions of the occupiers of surrounding residential properties.

Cllr Fulford then invited Nicola Girling, the owner of Girlings Hearing Centre, which is a business neighbouring the site, to speak. Ms Girling advised the meeting that the business had been operating next door to the Pub since 2011 – at which time the area at the rear of the pub had been used as a Car Park. Ms Girling described how her customers and employees had witnessed bad language, high noise levels and pollution from smoke when customers from the Pub use the yard. The proposed location of the Parasols, although on the opposite side of the yard to her business, would not prevent pub customers from standing directly outside of the windows to her property. While Ms Girling acknowledged that smoking on the side of the yard nearest the pub would be acceptable she raised concern over how this could be managed.

Cllr Connolly proposed, however it was not seconded, that option 5 should be employed and that the Council would be happy to accept the decision reached by the District Council.

A further proposal was made by Cllr Price and was seconded by Cllr Perkins and therefore **RESOLVED**; to recommend refusal under PAR4 as concern is raised over the potential negative impact on neighbouring properties from noise, bad language and smoke if the Parasols are placed in the proposed position.

6 voted in favour and 3 voted against – the motion was therefore carried.

16/10858 21 AVON MEADE, FORDINGBRIDGE SP6 1QR

Mr & Mrs Emery

Single storey front extension; use of garage as living accommodation

Cllr Lewendon reported on the application for a small front extension. Cllr Lewendon advised that adequate parking provision would remain following the extension and there would be no impact on other properties.

Cllr Perkins proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: to recommend that permission be granted under PAR3 as there would appear to be no negative impact from this small front extension. All voted in favour.

16/10891 THE OLD VINERIES, FORDINGBRIDGE SP6 1DE Mr & Mrs Reeves

Two storey side extension; single storey rear extension; front porch

Cllr Fulford requested that as Members were unable to view the documents relating to this complex proposal and that the Case Officer briefing had not yet been received, that Members agreed to defer consideration of this application until the next Planning Committee meeting.

Members Agreed to defer until 17th August 2016 meeting.

LAWFUL DEVELOPMENT CERTIFICATES

MIDGHAM FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BY

Use of barn as 3 residential units

THE INGLE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG

Single-storey side extensions; dormers and rooflights in association with new first floor; Juliette balconies; front infill extension

Current Planning Appeals

15/11601 Land of the Augustus John, 116 Station Road, SP6 1DG (NB Proposed Legal Agreement)

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

16/10111 Land at Flaxfields End, Fordingbridge SP6 1RT (NB Proposed Legal Agreement)

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

Enforcement Control

EN/15/0037: Land to the rear of Kingfisher Cottage, Salisbury Road, Burgate, Fordingbridge, SP6 1LX

Without planning permission the material change of use of the land affected from agriculture to that for domestic purposes and the erection of a greenhouse

Case Status: Awaiting Compliance with Enforcement Notice

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

New Applications

CONS/16/0617 34 SALISBURY STREET, FORDINGBRIDGE SP6 1AF

Fell 1xLeylandi Tree

Excessive shading and potential danger to neighbouring property

CONS/16/0670 RIVERSIDE COURT, WEST STREET, SP6 1GH

Fell 1x Ash Tree

Large cavity at base of tree

TPO/16/0667 6 & 10 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ

Prune 1xHorse Chestnut Tree

Crown Lift due to excessive shading

CONS/16/0673 THE FISHING LODGE, 45 GREEN LANE SP6 1HU

Fell 1xAsh Tree

Fell 1xPoplar Tree

7. To consider any Licensing Act 2003 applications

No applications received during the month under Licensing Act 2003.

8. To receive a report from the Cllr Fulford regarding Neighbourhood Planning and the Local Plan Consultation

Cllr Fulford reported on her attendance together with Cllr Connolly and the Town Clerk at a Joint Neighbourhood Planning Seminar held at Lymington Town Hall by the New Forest National Park Authority and New Forest District Council. Due to notification received the previous day regarding the Local Plan (Part 1) Review Consultation due to commence on 15th July, the meeting was mainly concerned more with this. Information was provided regarding the 6 Parishes within the New Forest who have already undertaken, or are in the process of preparing a Neighbourhood Plan.

Presentations were also given by statutory consultees and interested parties, namely,

- Historic England
- Environment Agency
- Natural England

All of these organisations are supportive of Neighbourhood Planning.

The Local Plan details proposed strategic sites for housing development (480 in Fordingbridge), however the allocations contained on these sites fall short of the Government target for the New Forest. Cllr Connolly advised members that careful assessment of the proposed sites had taken place and any challenge to these allocations must be defensible to the Planning Inspector. Due to the shortage in allocation “alternative” suggested sites, may in reality become additional sites.

Guidance is required on whether any Neighbourhood Plan (NP) should be prepared based on the existing Local Plan or whether Council’s should wait for the revised Plan. Cllr Connolly advised that while any Neighbourhood Plan prepared now would not influence decisions on the current Local Plan Review, any NP should seek to make provision for future development. Members considered that new housing provision should be made near to the A338.

Cllr Fulford advised and members agreed that a Working Party approach to analyzing the Local Plan consultation and responding to it should be employed. Members agreed that a meeting should be held for initial discussion as soon as possible following the Public Exhibition to be held at the Avonway Centre on Tuesday 26th July – the date for the meeting was set as Monday 1st August at 7.00pm, this meeting would not be open to the public.

A Public meeting to discuss the Local Plan consultation would be held on **Wednesday 24th August 2016 at 7.00pm.**

9. To note any items of correspondence

The clerk reported that correspondence had been sent to Development Control regarding the Prior Approval application at Midgham Farm relating to a change of use to 3 residential units – this raised the Council’s concerns over parking and increased curtilage – no response has yet been received.

Planning Committee 13.07.16

The Clerk also reported correspondence received from New Forest District Council regarding unauthorised residential use at Butts Lawn Farm.

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

Clerk nothing else to report and no other business

10. To note the date of the next meeting as Wednesday 17th August 2016

The meeting closed at 9.40pm