

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th December 2016 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford - Chairman

Cllrs Price, Hale, Earth, Wilson, Adams, Perkins & Paton. (Cllr Anstey for part of the meeting)

In attendance: Mrs H Richards, Town Clerk
Richard Gosden – Fordingbridge Society
Phil Holdcroft + 1, Savills
Mr & Mrs Weldon, St Johns Farm
Ms Finch + 1, Applicant 16/11490
1 other Member of the Public

1. To receive any apologies for absence

Apologies were received from Cllrs Connolly, Lewendon & Anstey

2. To receive any Declarations of Interest

Cllr Adams - Application Nos 11557 & 11558 – Personal Applications. Cllr Adams would leave the room, make no comment and would not vote if this item is to be discussed.

3. To confirm the minutes of the meeting held on 16th November 2016 and report any matters arising

Cllr Hale proposed and it was seconded by Cllr Price and therefore **RESOLVED:** that the minutes of the meeting held on the 16th November 2016 be signed as a true record subject to amendment to show Cllr Adams present.

All in Favour

There were no matters arising.

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

None received.

5. To receive a presentation from Savills regarding potential development of land at St John's Farm, Stuckton Road

Representatives from Savills gave a presentation on the proposal submitted to New Forest District Council as part of the Local Plan Review for a strategic residential development site at St Johns Farm to the South East of the A338. The Planning Framework, Local Plan Review and history of the site summarised before the merits of the site were highlighted:

- Bound by the A338
- Flat Land
- Flood Consultant – low flood risk
- Landscape Consultant Assessment – site would be screened from the National Park
- Highway Consultant – access good
- Closest site to Town Centre & access to Public Transport

An indicative plan was then presented of how the site may be developed.

Mr Gosden, Fordingbridge Society (FS) queried if this is to be put forward as an alternative to Site T (Station Road, Ashford) or as an additional site.

The chairman reminded members of Cllr Herons comments at the Local Plan Public meeting, that any further proposed sites could be in addition to the other proposals already put forward, particularly as the existing proposals (across the district) fail to meet the target for proposed new

housing levels. It was acknowledged that ultimately, the Planning Inspector will decide which sites will be taken forward.

Representatives from Savills left the meeting.¹

6. To report any results on Planning Applications

16/11327 THE OLD WHITE HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA

Single-storey rear extension; rooflights

GRANTED Subject to Conditions

16/11342 45-47 SALISBURY STREET, FORDINGBRIDGE SP6 1AB

Use as beauty salon with 2 tanning booths

GRANTED subject to conditions

16/11337 CAXTON HOUSE, 45-47 SALISBURY STREET, FORDINGBRIDGE SP6 1AB

Stud walls, piping and vent to create ensuite; fit shower in bathroom; 3 air vents & create and remove stud walls to shop/kitchen; paint external wood work (Application for Listed Building Consent)

GRANTED Subject to Conditions

APPEAL DECISION

16/10594 MARL COTTAGE, MARL LANE, SP6 1JR

The appeal is allowed and planning permission is granted for alterations and extensions to an outbuilding at Marl Cottage, Marl Lane, Fordingbridge SP6 1JR in accordance with the terms of the application Ref 16/10594, dated 29 April 2016, subject to the conditions.

Tree Work Applications – Decided

CONS/16/1028 9 MOXHAMS, FORDINGBRIDGE SP6 1JE

Fell 2xEucalyptus Trees

Fell 1 x Cypress tree

Fell 1 x Apple tree

Fell 1 x Bay tree

Reason for work – Arboricultural Maintenance

Decision – Raise no objections

TPO/16/1129 St Mary & St Philip's Catholic Church, 15 Salisbury Road, SP6 1EG

Prune 1x Sycamore Tree

Reason for work – The tree is overhanging Forest Court

Decision – Raise no objections

CONS/16/1142 THE OLD WHITE HOUSE, BICKTON LANE, BICKTON, SP6 2HA

Fell 1xDouglas Fir Tree

Reason for work – Overgrown and outgrowing its situation

Decision – Raise no Objections

CONS/16/1008 16 Salisbury Street, Fordingbridge SP6 1AG

Fell 1xWillow Tree

Reason for Work: Tree has become too large and unstable.

Decision – Raise no objections

7. To consider new Planning Applications

16/11362 2a WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX Mr Williamson
Garage; boundary alterations; fence

Cllr Earth reported

The proposed garage would be set back in the site and would have no impact on the street scene or neighbour amenity. The oak tree growing in the neighbouring garden close to the boundary is protected by a TPO.

The Fordingbridge Society had no objections.

Cllr Hale proposed and it was seconded by Cllr Paton and therefore **RESOLVED**: that permission be granted under PAR3 as the proposal would have no adverse impact on the neighbouring amenity. All in favour.

16/11479 37 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DL Mr & Mrs Day
Single storey side extension; raise flat roof height; use of garage as living accommodation; fenestration alterations

Cllr Fulford reported

Even though existing extension abuts boundary with no 35 Elmwood Avenue, the modest increase to the overall height should not adversely impact upon the neighbour's amenities. The front extension would be narrower so should not create an issue. The proposed extension and alteration would be set back from the front elevation and should not be overly prominent within the street scene. There is provision for parking within the curtilage, therefore the loss of the garage should not cause an adverse issue.

The Fordingbridge Society had no objections.

Cllr Wilson proposed and it was seconded by Cllrs Price and therefore **RESOLVED**: that permission be granted under PAR3 as the proposal would have no adverse impact on the neighbours or area. All in Favour.

16/11490 LAND WEST OF A338, BICKTON LANE, BICKTON SP6 Miss Finch
Use as dog training/exercise ground

Cllr Perkins reported

The proposal relates to a field enclosed on three sides by Bickton Lane and the A338. The field is bound by hedgerows on these three sides and by sheep netting to the south and has been subdivided into 2 plots, used for the growing of Christmas trees and grazing. The site lies within the countryside, and close to the Bickton Conservation Area. There are no buildings on the site. The proposal is to change the use of the field in question for use as a canine training and exercise area. Operational development is limited to the formation of a gravel surfaced parking area close to the existing field access, and the applicant indicates that there would be no more than 4 cars on site at any one time, and to the erection of deer fencing around the field perimeters to contain dogs. No buildings or floodlighting are proposed. The site is away from residential property and therefore there would be no impact on residential amenity by way of noise and disturbance or visual impact.

The Fordingbridge Society had no objection.

Cllr Hale proposed and it was seconded by Cllr Adams and therefore **RESOLVED**: to recommend that permission be granted under PAR3 as the proposal is far enough away from residential properties and will cause no adverse effect. All in favour.

*Representatives from Penny Farthing, Miss Finch and 1 other left the meeting.
Cllr Anstey entered the meeting*

16/11557 34 SALISBURY STREET, FORDINGBRIDGE SP6 1AF Mr Adams
Remove chimney stack; timber bay windows & extend felt roof to kitchen

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 2nd floor; stud walls; SVP, extractor fan
(Application for Listed Building Consent)

Members declined to consider these applications as they have been made by a Member of the Council

16/11587 6 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX Mr & Mrs Dunne
Single storey rear extension; roof lights

Cllr Hale reported

The application site is located within the built up area of Fordingbridge a detached bungalow with first floor living accommodation in an established residential area. The majority of the bungalows on Waverley road appear to have undergone some form of development mainly first floor living accommodation with front dormers.

The application proposes a single storey rear extension to replace an existing dilapidated single storey element and the addition of rooflights to the existing north, east and west roof slopes. The proposed single storey extension would be well contained within the residential curtilage and due to its relationship with neighbouring property there are no concerns at this stage over impacts on their living conditions. The proposed rooflights on the East and North elevations have potential to cause overlooking, but the positioning and minimum height of 1.7m would mitigate overlooking issues.

The Fordingbridge Society commented that the property would be improved by the proposal.

Cllr Perkins proposed and it was seconded by Cllr Earth and therefore **RESOLVED**: to recommend that Permission be granted under PAR3 as the proposals would improve the property. All in favour.

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

New Applications

CONS/16/1216 48 CHURCH STREET, FORDINGBRIDGE SP6 1BE

Fell 10 x Fruit Trees

Fell 1 x Unspecified Tree

Reason for Work – Overcrowding, lack of access to garden and excessive shading

CONS/16/1215 THE GEORGE, 14 BRIDGE ST, SP6 1AH

Prune 1x Ash Tree

Reason for Work - Arboricultural & risk management

CONS/16/1246 4 BURGATE FIELDS, FORDINGBRIDGE SP6 1LR

Prune 1xBeech Tree

Reason for Work – To increase sunlight passing around the canopy and remove crossing branches.

Noted by Members

8. To consider any Licensing Act 2003 applications

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| Our Ref: | TEN 6732 / LICTE/16/07569 - SW |
| Date: | 22 November 2016 |
| Application Type: | Temporary Events Notice |
| Date(s) Of Proposed Event: | 07/12/2016 17:00:00 to 07/12/2016 23:00:00 |
| Premise Address: | Burgate School and Sixth Form Centre Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ |
| Applicant Details: | Abigail Bray |
| Event Details: | Fundraising Event Sale of alcohol 7th December 2016 17:00hrs to 23:00hrs 200 persons |

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| Our Ref: | TEN 6737 / LICTE/16/07747 - SW |
| Date: | 30 November 2016 |
| Application Type: | Temporary Event Notice (LATE) |
| Date(s) Of Proposed Event: | 09/12/2016 15:00:00 to 09/12/2016 19:15:00 |
| Premise Address: | Fordingbridge Junior School Fordingbridge Junior School, Pennys Lane, Fordingbridge, SP6 1HJ |
| Applicant Details: | Rachel Reeves |
| Event Details: | Christmas Fayre Sale of alcohol 9th December 2016 15:00hrs to 19:15hrs 200 persons |

It was noted that these events had taken place.

9. To note any items of correspondence

Nothing to report

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

Cllr Fulford reported that she had received confirmation from Peter Burrows at NFDC that all issues at Sequoia Farm had been resolved and the file was now closed.

11. To note the date of the next meeting as Wednesday 11th January 2017

The meeting closed at 8.57pm