

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 9th March 2016 at 7.35pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

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

In attendance: Mrs H Richards, Town Clerk
1 Member of the Public

1. To receive any apologies for absence

Apologies were received from Cllr Lewendon

2. To receive any Declarations of Interest

The following declarations were received:

Cllr Fulford – Agenda Item 6 – Application reference 16/10097 10 Waverley Road as the applicant is a personal friend – to leave the room during this item

Cllr Adams - Agenda Item 6 – Application reference 16/10097 10 Waverley Road as the applicant is a near neighbour – to leave the room during this item

Cllr Earth – Agenda item 6 – Application reference 16/10046 37 Waverley Road as the applicant is a personal friend – to remain in the room but not to speak or vote

Cllr Wilson – Agenda Item 6 Application reference 15/11402 Colyhan Farm – as the applicant is a friend of husband

3. To confirm the minutes of the meeting held on 10th February 2016 and report any matters arising

Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 10th February 2016 be signed as a true record. All in favour.

Matters Arising - no matters arising

Cllr Paton entered the meeting

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

No matters raised.

5. To report any results on Planning Applications

15/11689 25 - 27 PROVOST STREET

Crownshade Ltd

House; access; parking; bin store; shed; demolition of extensions to 25 & 27 Provost Street; porch canopy

Refused

6. To consider new Planning Applications

New Applications

16/10025 NEW FOREST WATER PARK, RINGWOOD ROAD

Mr Jury

Clubhouse with additional use for fishery manager accommodation

Additional Information Submitted

Cllr Fulford reported on the application following receipt of amended plans and additional information. Planning Permission had been granted in 2013 for a new Clubhouse, however this

permission has not been implemented. The current application proposed a revised siting for the clubhouse and the addition of a 2nd storey. Issues have been raised concerning:

- Trees
- No flood risk assessment
- No Ecology report
- CIL would be required if residential use

Members discussed the details submitted and noted that full details had not been submitted and it was therefore difficult to make a decision.

Cllr Anstey proposed and it was seconded by Cllr Connolly and therefore **RESOLVED**: to recommend **REFUSAL** under PAR4 as there is insufficient information to justify the need for overnight accommodation or allay concerns over impact of the building in this location.

All in favour

Following a declaration of interest for the following item, Cllr Earth remained in the room but did not speak or vote

16/10046 37 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EU

Mrs Haywood

Single storey side and rear extension

Cllr Anstey reported on the application for a large rear extension and smaller side extension. The rear extension would be close to the neighbouring, attached, property being only some 22cm from the boundary. Members discussed whether there would be a loss of light to the neighbouring property, however no objection (or comment) has been submitted by this neighbour.

Cllr Hale proposed and it was seconded by Cllr Paton and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as the proposal is of a good design and would cause no significant impact on the neighbouring properties or character of the area.

All in favour

Cllr Fulford handed the Chair to the Vice Chairman, Cllr Hale and left the room for the following item. Cllr Adams also left the room.

16/10097 10 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX

Mr & Mrs M Davison

Single storey side & rear extension

Cllr Anstey reported on the application for two small extensions to a property which sites within a large plot. Due to the nature of the setting and boundary hedging to the property there would be no impact on neighbouring property.

Cllr Wilson proposed and it was seconded by Cllr Connolly and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as the proposal will have no adverse impact on neighbouring property or the street scene.

All in favour

Cllrs Adams and Fulford returned to the meeting and Cllr Fulford returned to the chair.

**16/10116 Land East of ASHFORD ROAD (OPPOSITE RIVER COTTAGE)
FORDINGBRIDGE**

Mr Turner

Agricultural Barn

Cllr Wilson report on the proposal for a large Oak Barn on this small holding of just over 2 hectares. Members discussed the size of the barn in relation to the size of the holding and that there did not appear to be a need for such a large building.

Cllr Connolly proposed and it was seconded by Cllr Price and therefore **RESOLVED**: to recommend **REFUSAL** under PAR4 as the proposed building appears too large for size of the holding. 9 in favour, 1 abstention (Cllr Adams)

Cllr Perkins left the meeting for a short period during this item

Re-consultation – Amended forms

15/11402 COLYHAN FARM, BOWERWOOD ROAD, SP6 3BP

Mrs D Mouland

Continued siting of temporary agricultural workers dwelling

Cllr Earth reported on the application following submission of an amended application form.

Cllr Price proposed and it was seconded by Cllr Wilson and therefore **RESOLVED**: to recommend PERMISSION under PAR3 as the position is better than the original permitted location and no negative impact arises. All in favour

Re-consultation – Amended Plan

15/11271 BUTT LAWN FARM, FROG LANE, SP6 1BN

Mr Hariento

Variation of Condition 1 of Planning permission 12/98711 to allow extension of time until 30th August 2018 for 3 poly tunnels and agricultural building

Cllr Hale reported on the application following receipt of an amended site plan which indicates that the red line site has been reduced in size to that originally submitted. Cllr Hale advised members of the significant Planning History on the site for several different uses of land and buildings contained thereon. Members agreed that the proposal was a valid agricultural use of the land, however felt that while recommending approval of this extension of time, no further extension should be given in the future.

Cllr Adams proposed and it was seconded by Cllr Connolly and therefore **RESOLVED**: to recommend approval under PAR3 to allow an extension of time, as the proposal is for an appropriate Agricultural use of the land. The Council would wish to note however, that permission is granted based on the site plan attached to permission 12/98711 which indicates the proposed location of the poly tunnels and the existing building to be retained as a restroom – neither of the site plans submitted with the current application indicate the positions of the development on the site. All in favour.

**16/10111 Land at FLAXFIELDS END, FORDINGBRIDGE SP6 1RT
(NB Proposed legal Agreement)**

Mr Ward

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

Cllr Fulford reported on the application and advised members of the Planning History on the site. The current application follows a change of ownership of the land from previous applications. This application raises issues concerning:

- Loss of 2 parking spaces for existing properties in Flaxfields End
- Access – concern over safety for pedestrians
- Flooding
- Boundary with properties in Reeder Close – proposed properties very close to boundary & screening has been removed

Members then heard from Mr Venn, 24 West Street, who part owns access to 26 West Street adjacent to this site. Mr Venn raised concerns over flooding and gave details of the history of the watercourse which crossed the site. Any surface water created from the development would increase the flooding risk in the area.

Concern was also raised about contamination of the site as it has previously been used as a factory/mill.

9.30pm The Chair asked for the agreement of members to suspend Standing Orders in order that the meeting could run over the 2 hour limit under SO 1x to allow the remaining items on the Agenda to be heard. Members agreed to the suspension.

Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore **RESOLVED**: to recommend **REFUSAL** under PAR4 due to concerns over loss of amenity of existing properties, parking, overdevelopment of the site and flood risk. All in favour.

16/10181 WILSON COURT, GREEN LANE, SP6 1HU

Ms Lewis – Housing Service

Use of communal living area as 2 flats

Cllr Perkins reported on the application which would not result in any external changes. The site had formerly been used as a warden-assisted property but this use had ceased and the community facilities were no longer required. The proposal would provide additional accommodation.

Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore **RESOLVED**: to recommend **PERMISSION** under PAR3 as the proposal would have no negative impact and would provide needed additional accommodation to the town.

Notification of Change of Use – Prior Approval Office to Dwelling

16/10160 UNIT B, FORDINGBRIDGE BUSINESS PARK, ASHFORD ROAD, SP6 1BD

Lynwood Park Ltd

Use as 5 flats (Prior Approval Application)

Cllr Perkins reported on the application under Prior Approval for a change of use from office to residential of a further unit on the site. Following discussion, Members agreed not to submit comments on the proposal.

7. To consider any Licensing Act 2003 applications

LICPR/05/00210 COOPERATIVE CO-OP, 38-50 HIGH STREET

To remove a circular fixed display stand which was situated near to the entrance to the Store

Our Ref:	TEN 6211 / LICTE/16/00982 - PW
Date:	23 February 2016
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	02/07/2016 15:00:00 to 02/07/2016 23:00:00
Premise Address:	Fordingbridge Sports Club Ltd Fordingbridge Sports Club Ltd, Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Stephen Luke White
Event Details:	Community Event - Party in the Park Saturday 2 July 2016 - 499 Persons Sale of Alcohol (15:00-23:00hrs)

Planning Appeal Decision

15/11035 MIDGHAM FARM, MIDGHAM ROAD, SP6 3BY

Mrs S Sykes

Use of Barn as 3 residential dwellings (Prior Approval Application)

Appeal Dismissed

Chairman

13.04.16

Current Enforcement Notices

EN/15/0037 KINGFISHER COTTAGE, FORDINGBRIDGE

Residential Use of Land

Awaiting Appeal Decision

EN/01/0486 Avonside Farm, Southampton Road, SP6 2JT

Type of Breach: 1) u/a mobile home & vehicle storage &

2) u/a conservatory and ancillary building works to u/a mobile home

Injunction sought

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

New Applications - Noted

CONS/16/0182 6 MILL COURT, FORDINGBRIDGE SP6 1JQ

Prune 1x Willow Tree

8. To discuss the Call for Evidence for the Rural Planning Review

Due to the time when reaching this point in the Agenda, the Chairman requested that Members review the details on the website and forward any comments to the Clerk to respond to the consultation.

9. To note any items of correspondence

No correspondence to report

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

The Clerk and the Chair reported on attendance at the HALC Annual Conference "Planning for Tomorrow" which included presentations by the Council for the Protection of Rural England (CPRE), Open Spaces Society, Department of Communities & Local Government (DCLG), and the Gypsy and Traveller Liaison Officer, Hampshire CC. The Chairman requested that the Clerk investigate the Town Council becoming members of the Hampshire CPRE.

Cllr Fulford also reported on a presentation at the Annual conference, "Landscape Watch". This is an initiative by Hampshire CC to monitor changes to the landscape by comparing Aerial photographs – the current comparison being images from 2005 and 2013. Registered users are requested to inform the team of any significant changes that have taken place within an area. Town Clerk to investigate registration.

11. To note the date of the next meeting as Wednesday 13th April 2016

The meeting closed at 9.46pm