

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th October 2014 at 7.30 pm. in the Town Hall

Present: Cllr Fulford, Chairman

Cllrs Adams, Price, Lewendon, Paton, Anstey, (G) Wilson, (A) Wilson, Earth, Hale & Perkins

In attendance: H Richards, Town Clerk

G Kimmings, the Fordingbridge Society

P Holdcroft, Savills

I Coates, Landmark Estates

14 Members of the Public

1. To receive any apologies for absence

Apologies for absence were received from Cllr Connolly

2. To receive any Declarations of Interest

The following Declarations of Interest were received:

Cllr P Anstey – Agenda Item 6 – Planning Application 14/11144 Item not to be discussed

Cllr D Paton – Agenda Item 6 – Planning Application 14/11285 – to remain in the room but not speak or vote

Cllr R Fulford – Agenda Item 6 – Planning Application 14/11285 – to remain in the room but not speak or vote

3. To confirm the minutes of the meeting held on 10th September 2014 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr (G) Wilson and therefore **RESOLVED**: that the Minutes of the meeting held on the 10th September 2014 be signed as a true record.

Matters Arising

Minute No. 8 – Planning Technical Consultation – The Chairman confirmed that a response had been prepared with the Town Clerk and subsequently returned.

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

Mr C Burt raised the question of ownership of land at Riverside Place, where the Augustus John statue is positioned – Town Clerk to establish ownership and respond in writing.

5. To report any results on Planning Applications

14/11041 : 2 ORCHARD CLOSE

Mr & Mrs Thorne

Roof alterations; pitched roof over existing single storey extension; single-storey rear extension with roof lights

Granted Subject to Conditions

14/11175 59 SALISBURY ROAD

Mr Ullah

Lawful Development Certificate proposed

Single-storey side extension; first floor rear extension (Lawful

Development Certificate that permission is not required for proposal)

Was Lawful

14/11066 MIDGHAM FARM, MIDGHAM ROAD, Mr Witt
Prior Approval from Agri. to Dwellings
Use as 3 residential dwellings (Prior Approval Application)
Withdrawn by Applicant

14/10998 Selwyn, Fryern Court Road, Burgate Mr Smith
Single storey extensions
Granted subject to conditions

6. To consider new Applications

14/11155 – 12 Elmwood Avenue, Fordingbridge SP6 1DN Mr Oxford
Single storey rear extension: side porch

Cllr (G) Wilson reported that this was a proposal to replace a conservatory to the rear of the property with a single storey extension, with a small increase in floor area, and to erect a porch to the side of the property. There will be no impact on either neighbouring properties or the character of the area.

The Fordingbridge Society have no objection.

Cllr (A) Wilson proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: that the application be supported under Option 3 as there was no adverse impact.

14/11144 2 New Cottages, Fryern Court Road, Burgate SP6 1NA Mr P Anstey
Two storey side extension

For noting only – Applicant is a Town Council Member.

14/11167 1 The Hundred, Fordingbridge, SP6 1QU Mr Dean – Juno Developments
Remove and reposition internal walls and doors; reposition short staircase (Application for Listed Building Consent)

Cllr (A) Wilson reported that this application is for internal works to a Listed Building only. The character and original features of the building will be retained.

The Fordingbridge Society have no objection.

Cllr Anstey proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED** that: the application be supported under Option 3 as the proposals will not affect the Character of the Listed Building.

14/11157 Fordingbridge Hospital, The Bartons, SP6 1JD Landmark Estates
Convert to create 15 flats; single-storey extension; extension to create bin store; cycle store; Pavilions- remove bay window; create 2 windows; block up door; re-instate door; remove partitions; raise floor level; fix shut door; block up doors; remove internal walls. Main building- remove 2 fire escapes; replace 2 doors with windows; block up 11 windows; replace existing external doors; replace window; block up serving hatch; create stud walls; remove walls (Application for Listed Building Consent)

Cllr R Fulford – see next application report

14/11156 Fordingbridge Hospital, The Bartons, SP6 1JD Landmark Estates
Convert to create 15 flats; single-storey extension; extension to create bin store; cycle store; parking; landscaping

Cllr R Fulford reported on the history of the hospital leading to the submission of the applications for redevelopment. The buildings represent an important social and architectural history in the town, having formerly been used as both a hospital and prior to that, a workhouse. The buildings comprising of the main hospital building and two other buildings referred to as The Pavilions, have become run down and in later years, unfit for medical use.

Cllr Fulford then invited Phil Holdcroft from Savills who are the Agents acting on behalf of the developer, Landmark Estates, to present the current applications. Details were given of how the site was purchased 7-8 years ago by Landmark in conjunction with the NHS. Following a public information evening held earlier in the year, very positive feedback had been received regarding the proposals for redevelopment. One very important factor in the design of the proposals was to retain the original fabrication of the buildings, with no modern additions.

The setting of the buildings was also considered with the need to provide adequate car parking balanced with the need to retain and enhance the Green Space surrounding the buildings. Most of the existing trees on the site are being retained with only one unhealthy tree being removed. Car parking will be provided in small groups and the green space will be retained as open amenity space with the addition of small box hedging and railings to provide security and privacy.

Other benefits highlighted will be realised in addition to restoring the historical buildings and providing new homes, include Developer Contributions will be payable and the scheme will qualify for new homes bonus for 15 units. The Developer hopes that the new homes will appeal as both starter and retirement homes.

Ian Coates representing the Developer, Landmark Estates then outlined the history of the company and other projects that they have completed. These have included redevelopments on Listed Buildings and within Conservation Areas where the company have successfully complied with all requests of the Conservation Officers.

Members raised questions regarding various aspects of the development:

Cllr (A) Wilson - Access to Arch Clinic – currently pedestrians walk through the site from the Public Car Park. This will still be possible but through a different route to ensure security and privacy to the new dwellings.

Cllr Hale – Swifts nesting in the old buildings – this had been raised by a local resident and the developer has provided a copy of the Ecology report to him. Liaison will continue throughout the Planning process and any subsequent redevelopment. The works proposed to the roof is fairly minimal.

The Fordingbridge Society fully support the applications.

Mrs P Duckworth queried whether all units will have outdoor amenity available. This will be provided by a mixture of some communal areas and other units having private space for amenity. This can be identified on the Landscaping Plan submitted to New Forest DC which is currently not displayed online.

The Chairman then informed the meeting that the Town Council has a duty to consider other representations made. The following representations have been made:

Education – Fordingbridge currently has a shortage of places for children. However it is acknowledged that Developer Contributions go towards expansion of local facilities to create more provision.

Trees – The Tree Officer has raised concern and discussions are ongoing regarding trees.

Urban Design – Concern raised over retention of open plan nature of the development rather than compartmentalised

Neighbours – Concern raised over extra traffic

To date no concerns have been raised by the Environment Agency, Environmental Health or drainage.

Developer contributions – will go towards provision of Open Spaces (of which there is a shortage in Fordingbridge) and also setting mitigation (National Park and footfall of local residents)

Affordable House – Requirement to provide 25% Social House and 15% Intermediate

Conservation Officer – Development would not impact on the Listed Building either internally or externally.

Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore **RESOLVED:** that the application be supported under Option 3 as the proposals will not affect the character of the Listed Building and will provide much-needed Housing.

The representatives from Savills and Landmark Estates left the meeting.

14/11161 Sequoia Farm, Puddleslosh Lane, Tinkers Cross, SP6 1NH Miss Fletcher
Continued siting of mobile home for temporary period of three years for an agricultural worker. (Additional Information Agricultural & Rural Business Appraisal)

Cllr Fulford reported that this was reconsideration of the application following submission of further information – Agricultural and Rural Business Appraisal. Cllr Fulford has read all of the representations already made for this application and concluded that all objections raised except 1 had been submitted by local residents, however none of the 5 letters of support had been submitted by the local community. In summary of the nature of the objections Cllr Fulford reported that concerns were raised over intimidation by the applicants; number of fences being erected in the area; frustration that use of the land continues without permission; that this could be a cheap way to obtain land on which to build (if 3 year temporary permission granted then permanent approval made be sought/granted); loss of amenity and change to the character of the area; Business Plan is not viable and based on supposition; damage to local bye-ways due to additional traffic to the site and lastly, a total disregard by the Applicants for Planning Law and it's enforcement, carry on regardless.

Cllr Fulford reported that the Landscaping Officer had concerns over the attempted screening of the site and development by the planting of hedges and green mesh screening; both of which affect the landscape character and loss of open space. The screening blocks views and access to the nearby wooded area. Further the positioning of the shipping containers greatly affects the character of the area.

Cllr Fulford summarised the Agricultural & Rural Business Appraisal stating the anticipated stock levels and crop returns. Cllr Anstey raised concern over the appraisal and whether this warrants on-site full time care. Members agreed that this report does not substantiate the

plans with no details of costings and income. Furthermore the proposals could not be supported on a holding of this size. Cllr Fulford reported that the applicants claims that no other suitable accommodation was available to them in Fordingbridge. Cllr Hale considered that this land is designated as open Agricultural Land and therefore no buildings should be placed on it. Cllr Price raised concern over the disposal of manure and effluent generated and no provision had been made for this.

Members of the Public raised concerns over whether it was lawful to submit applications when Appeals are ongoing against the Enforcement Notices; will NFDC seek independent agricultural advice and when previous applications of this nature for other sites were submitted, applicants had attended public meetings to discuss their proposals.

Cllr Wilson enquired what the position would be if the Enforcement Notice was upheld at Appeal while applications are undetermined. Should the Enforcement Notices be upheld then the full Enforcement Action can be taken, however it is likely that the Planning Applications would be determined first.

The Fordingbridge Society have concerns that the Appraisal is not a Business Plan but merely a wish list and New Forest DC have not concluded that the Business Plan is viable.

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore **RESOLVED:** that the application should be REFUSED under Option 4 and there are insufficient grounds to support the need for a residential mobile home on the site.

Cllr Lewendon considered that NFDC should also take into consideration the number of sites within the area which have been restricted by Agricultural Ties, only for the restriction to be removed after a short period of time.

14/11262 Sequoia Farm, Puddleslosh Lane, Tinkers Cross, SP6 1NH Miss Fletcher
Quail House

Cllr Fulford reported on this application and that while the application should be considered individually to the others submitted it was directly linked to the Mobile Home application and both applications were reliant on the other gaining permission. The granting of this application would further support the need for the Mobile home. The applicant claims that there are no other suitable buildings for the rearing of quail. Documents submitted with the application purporting to be from potential customers cannot be substantiated (one member of the public claiming that one has been submitted without the businesses knowledge). The holding is not suitable for intensive farming of this nature. The application form submitted states that the development has not yet commenced; however the building has been delivered to site but it is unclear if it has yet been erected.

There are further concerns over the destruction of the local bye-ways should this development be permitted as traffic will increase. Concern was also raised regarding the size of this large building and it is considered to be too large in this locality. As with the previous application, concern was raised over the Business Plan which contains no figures and the claims cannot be substantiated.

The Fordingbridge Society objects to the application – the rearing of Quail must be part of an integrated Business Plan which has still not been provided.

Other considerations raised are that Fordingbridge is short of open space and amenity land and this must be retained. The application does not provide details of any hard-standing or base for the building to be placed on, so is incomplete.

Cllr Anstey proposed and it was seconded by Cllr Perkins that the application be refused under Option 4 as there is an absence of clear evidence to support the need for the building and the viability of the Quail farming.

Cllr Paton and Members of the public left the meeting.

14/11285 2 Bushells Farm, Fordingbridge, SP6 1BH
Single Storey front extension

Mr & Mrs Palmer

Cllr P Anstey reported that this application was for a small front extension to a property which is neither a listed building or situated in the Conservation Area. There will be a 1m gap between the proposal and the boundary to the property however, there will be no loss of light to the adjoining property – due to the orientation of the properties the extension will be to the north of the neighbouring property.

Concern was raised over the building of an extension at the front of a property and Cllr Fulford clarified that this as the proposal is at the front, planning permission is required (if situated at the rear of the property, a proposal of this size would probably fall under Permitted Development). Cllr Fulford considered that the rules for building at the front of properties, if fronting onto a highway, should be reviewed and more considered an individual basis.

The Fordingbridge Society have no objection.

Cllr Hale proposed and it was seconded by Cllr Adams and therefore **RESOLVED:** that the application should be support under Option 3 as there will no adverse impact on neighbouring property or the character of the area.

14/11236 71 High Street, Fordingbridge SP6 1AS
Replace four windows (Application for Listed Building Consent)

Mrs Newsom

Cllr A Lewendon reported on this Listed Building Application to replace 4 windows. The windows will be replaced with exact replicas and the proposal will have no adverse impact.

The Fordingbridge Society raise no objections.

Cllr Price proposed and it was seconded by Cllr Hale that the application be supported under Option 3 as there will be no adverse impact.

14/11264 East Mill Farm House, Southampton Road, East Mills, SP6 2JP

Mr& Mrs Barnaby

Use of 2 barns as 3 residential dwellings (Prior Approval Application)

Cllr E Hale reported on the Prior Approval Applications for the conversation of 2 barns into 3 residential units. One barn is not visible from the road and the second is well hidden from view.

At this point, 9.35pm the Town Clerk advised the meeting that the Standing Orders would be suspended to allow for the meeting to continue – the meeting had exceeded 2 hours in duration.

Cllr Hale reported that one comment had been received from a neighbouring property seeking more detail of the development and any potential affect this would have on his property.

Members agreed that more detail was required however as this is not a formal consultation no resolution can be made.

Current Planning Appeals

14/10290 30/07/2014 Sequoia Farm, Puddleslosh Lane SP6 1NH C & F Gourmet Farm Foods Ltd

Continued siting of mobile home for temporary period of 3 years for an agricultural worker (PLEASE NOTE, A NUMBER OF COMMENTS RECEIVED REGARDING THIS APPLICATION HAVE BEEN REMOVED FROM THE NFDC WEBSITE AS THEY DID NOT INCLUDE THE COMMENT MAKER'S NAME AND ADDRESS)

14/10162 01/08/2014 Sandledeane, 159 Station Road SP6 1DF Steve Palmer Building

(NB: Proposed Legal Agreement)

Detached three-storey dwelling; one pair of semi-detached three-storey dwellings; demolition of existing; detached garages & associated parking; new access

14/10699 07/08/2014 Land of 2 St Georges Road, SP6 1ER Mr Gale
House; parking; bin store

Public Enquiry

13/98697 Land at Avonside, Southampton Road SP6 2JT
Application for a Certificate of Lawful Development for Existing use of building as dwelling house

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

CONS/14/1026 The Fishing Lodge, 45 Green Lane, SP6 1HU

Removal of 1 Ash and 1 Sycamore

Cllr Lewendon raised concern over the need for this work and requested that the Clerk seek clarification.

CONS/14/1088 16 West Street, Fordingbridge SP6 1JH

T1 - Ash - Overall crown reduction by up to 4-5 metres.

Members noted tree work applications

7. To consider any Licensing Act 2003 applications

Ref: LICPR/14/06199 7-9 SHAFTESBURY STREET, VINTAGE WINE & PORT

To permit the sale of alcohol on and off the premises, 08:00hrs to 19:00hrs, Monday to Saturday, 09:30hrs to 18:30hrs on Sundays. Opening hours the same

Our Ref:	TEN 5429 / LICTE/14/06497 - PW
Date:	24 September 2014
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	31/10/2014 23:00:00 to 02/11/2014
Premise Address:	Harleys Harleys, 1 Shaftesbury Street, Fordingbridge, SP6 1JF
Applicant Details:	Julian Schofield
Event Details:	Extension of Licensable Activities Friday 31 October - Sunday 2 November 2014 Sale of Alcohol & Late Night Refreshment (23:00-24:00hrs daily)

Licensing Act 2003 - Grant of Premises Licence (S17)
Premises: VINTAGE WINE & PORT, 7-9 SHAFTESBURY STREET
Ref: LICPR/14/06199

To permit the sale of alcohol on and off the premises, 08:00hrs to 19:00hrs, Monday to Saturday, 09:30hrs to 18:30hrs on Sundays. Opening hours the same.

Members noted the Licensing applications.

8. To discuss the Scope of the Local Plan Review for New Forest District Council.

The chairman highlighted the importance of the topics included in the review and the reduction in number. Due to the time involved required to discuss this review, Members agreed for the Chairman and Town Clerk to discuss and respond.

9. To note any items of correspondence

No items of correspondence

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

The Clerk made no report and there was no other relevant planning business.

11. To note the date of the next meeting as 8th October 2014.

The Meeting closed at 10.00pm