

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 9th August 2017 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman
Cllrs Anstey, Wilson, Lewendon, Hale, Perkins & Adams

In attendance: Mrs H Richards, Town Clerk
2 Members of the Public
Applicants for 17/10992

1. To receive any apologies for absence

Apologies were received from Earth, Connolly & Price

2. To receive any Declarations of Interest

No declarations made

3. To confirm the minutes of the meeting held on 12th July 2017 and report any matters arising

Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: that the minutes of the meeting held on Wednesday 12th July 2017 be signed as a true record. All in favour

There were no Matters Arising

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

No matters raised.

5. To report any results on Planning, Appeals & Tree Work Applications

17/10433 Mr & Mrs Hardy
SITE: 46 Whitsbury Road, SP6 1LA

DESCRIPTION: Bungalow; parking

DECISION: Refused

17/10426 Northshore Homes Ltd & H & C Investments Ltd
SITE: Fordingbridge Club, Roundhill, SP6 1AQ

DESCRIPTION: Mixed development of 8 dwellings & commercial comprised:
Retail unit at front with flat over; attached house; carport; terrace of 4 houses; 2 detached houses; demolition of existing club

DECISION: Granted subject to conditions

17/10843 Mr & Mrs Mansbridge
SITE: 6 Downwood Close, SP6 1EA

DESCRIPTION: Two storey front extension; first floor & single storey side extensions;
convert garage to living accommodation

DECISION: Refused

17/10761 Mr Yeganegy
SITE: Oakfield Lodge, 1 Park Road, SP6 1EQ

DESCRIPTION: Single-storey front and side extensions

DECISION: Granted subject to conditions

17/10833 Mr N Witt
SITE: Barn, Midgham Farm, SP6 3BY

DESCRIPTION: Use as 3 dwellings (Prior Approval Application)

DECISION: Prior Approval not required

17/10920 New Forest Dog Boarding
SITE: Units E & F, Fordingbridge Business Park, Ashford Road, SP6 1BD

DESCRIPTION: Use as dog day care centre

DECISION: Withdrawn by applicant

17/10800 Ms Garrett
SITE: 5 Bedford Close, SP6 1HE

DESCRIPTION: Single-storey rear extension; side window (Lawful Development Certificate that permission is not required for proposal)
Was Lawful

DECISION:

Tree Work Applications – Decided

Case Ref: TPO/17/0592
Proposed Works: Prune 1 x Ash Tree
Site Address: 15 Jubilee Road, SP6 1DP
Decision: Exempt Works

Case Ref: CONS/17/0503
Proposed Works: Prune Laurels, Fell Willow, Prune Bay Tree, Fell Dead Hawthorne
Site Address: St Johns Farm Cottages, Ringwood Road, SP6 1AW
Decision: Raise no Objections

6. To consider new Planning Applications

17/10961	Land at Flaxfields End, SP6 1RT	Vivera Property Ventures Ltd
2 pairs of link-attached houses; bike stores; associated parking		
<p>Cllr Fulford reported and gave details of the planning history of the site. Several previous applications have been refused and dismissed at appeal; the latest predominantly for flood risk concerns. The developer has now purchased the proposed access route across the existing car park. The previous visit by the Planning Inspector was carried out during a very dry period; now different picture as recent heavy rain. The area is designated as flood risk zone 2/3. Cllr Fulford explained that a suggestion had been made to New Forest DC for a land swap for the nearby play area – this would offer not only a larger site but better access and better positioning with regard to flood risk. This suggestion cannot be pursued at the present time as ownership of land has not been established (no formal discussions or decisions have been made by the Town Council).</p> <p>A flood report commissioned by the applicant considers that flooding issues can be overcome. Cllr Anstey queried how the purchase of the access land would affect existing residents and the rights to access the car park.</p> <p>Mr R Venn spoke from the public gallery and advised that there is an ongoing dispute regarding the line of the trees removed (boundary with Reeders Close properties); traffic problems had worsened at Flaxfields End since the creation of a new access to the Police Station was created through Flaxfields End; this site lies a lot lower than surrounding land, with existing development built up from former water meadows. Water table is high in this area and there are existing problems with sewage disposal; the flood defence scheme is good for surface water but does not deal with underground water; flooded twice since 2014.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend REFUSAL under PAR4 due to concerns over flooding, access (including the loss of existing parking spaces) and the adverse impact of the amenity of existing neighbouring properties that the development will have. All in favour.</p>		

Mr Venn left the meeting

17/10992	57 HIGH STREET, SP6 1AS	Mr & Mrs Whitehead
Use as tattoo studio and retail		
<p>Cllr Lewendon reported on the application. Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore RESOLVED: to recommend that PERMISSION IS GRANTED under PAR3 as the proposal is a suitable use of shop space on the High Street. All in favour</p>		

3 Members of the public left the meeting

RE-CONSULTATION

17/10137	43 Allenwater Drive, SP6 1RB	Marshallsay and Ford
Single-storey rear extension; reposition boundary fence		
AMENDED PLANS		
<p>Cllr Anstey reported on the application. Cllr Lewendon proposed and it was seconded by Cllr Hale and therefore RESOLVED: to recommend that PERMISSION IS GRANTED under PAR3 as the extension will have no negative impact; the repositioning of the fence and subsequent amendment will ensure adequate visibility when existing the neighbouring property. All in favour</p>		

17/10998	Fordingbridge Bowling Club, Stuckton Road, SP6 1AR	Mr Bailey
Change of use; storage shed; viewing pavilion		

<p>Cllr Hale reported on the application. Cllr Adams proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend that PERMISSION IS GRANTED under PAR3 as the proposal will be useful to the club and will have no negative impact. All in favour.</p>	

Lawful Development Certificate existing – Accuracy of Information Only required

17/10897	36 Salisbury Street, SP6 1AF	Mrs Ellis
Continued use of ground floor as residential (Lawful Use Certificate for retaining an existing use or operation)		
Members briefly discussed the application and confirm that the whole of this property has been in residential use for many years, although the exact date on which this use commenced cannot be stated.		

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

TPO/17/0592	15 Jubilee Road, SP6 1DP	Maintenance	Prune 1 x group of Laurel trees Fell 1 x Willow tree Prune 1 x Bay tree Fell 1 x dead Hawthorn tree
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Updated information

TPO/17/0592	15 Jubilee Road, SP6 1DP	Overhanging branches	Prune 1 Ash Tree
Application not required as works are exempt			

Current Planning Appeals

There are currently no Planning Appeals

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 7234 / LICTE/17/04855 - SW
Date:	09 August 2017
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	23/09/2017 19:00:00 to 23/09/2017 22:30:00
Premise Address:	Avonway Community Centre Avonway Community Centre, 36 Shaftesbury Street, Fordingbridge, SP6 1JF
Applicant Details:	Marguerite Helen Eales
Event Details:	Skittle alley and adjoining room Sale of alcohol 23rd September 2017 19:00hrs to 22:30hrs 60 persons

8. To note any items of correspondence

The Clerk advised of the receipt of a notification from New Forest DC regarding a new Tree Preservation Order made on land at Lower Burgate, Salisbury Road.

Cllr Lewendon reported on a response received from the Planning Enforcement Officer regarding a breach of condition at Glasshouse Studios.

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

The Clerk reported on attendance at the New Forest DC Planning meeting that morning to make verbal representation regarding application 17/10150 development at Whitsbury Road and reported that authorisation had been given to the Head of Planning to Grant Permission (17 votes to 1).

10. To note the date of the next meeting as Wednesday 13th September 2017

The meeting closed at 9.10pm