

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th May 2017 at 7.35pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman
Cllrs Lewendon, Adams, Paton, Hale, Wilson & Connolly

In attendance: Mrs H Richards, Town Clerk
Mr S Mitchell (Applicant 17/10465)
Mr J Cunningham (representative 17/10426)
Philippa Duckworth

1. To receive any apologies for absence

Apologies were received from Cllrs Anstey, Price, Earth & Perkins

2. To receive any Declarations of Interest

Declarations of Interest were received from:

Cllr Adams 17/10542 & 17/10541 (Applicant) applications not discussed

Cllr Hale 17/10433 (owner of neighbouring property) remained in the room but did not speak or vote

Cllr Lewendon 17/10453 as close neighbour

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

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

Matters Arising

Minute no. 9 – Cllr Hale reported that the 2 ecologist companies who had requested to undertake surveys at Bishops Pond, would share information, no report had yet been received.

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, Appeals & Tree Work Applications

17/10144 Mrs M Dixon
SITE: ISLAND HOUSE, 41-43 HIGH STREET,
FORDINGBRIDGE SP6 1AS
DESCRIPTION: Use as 2 dwellings (Prior Approval Application)

DECISION: Withdrawn by Applicant

17/10269 Mr M Brown
SITE: 43 SALISBURY ROAD, FORDINGBRIDGE SP6 1EH

DESCRIPTION: Single-storey rear extension; front & rear porch;
fenestration alterations; flue; roof alterations; solar
panels; detached garage

DECISION: Granted Subject to Conditions

17/10203 Mr C Green
SITE: UNIT 1, 71 HIGH STREET, FORDINGBRIDGE SP6
1AS

DESCRIPTION: Use as shop & chiropodist practice

DECISION: Granted Subject to Conditions

Tree Work Applications – Decided

Case Ref: CONS/17/0284
Proposed Works: Fell 1 Leyland Cypress tree
Site Address: Bickton Ash, Bickton Lane, Bickton, SP6 2HA
Decision: Raise No Objections

Disabled Persons Parking Place – 9 Penny’s Crescent

The chair reported on an update from NFDC Transportation – they are minded to allow the application, generally beneficial.

6. To consider new Planning Applications

17/10433	46 Whitsbury Road, SP6 1LA	Mr & Mrs Hardy
Bungalow; parking		
<p>Cllr Connolly reported on the application and reminded members of the 2 previous applications for a dwelling on this site, both of which the Town Council supported (1 withdrawn & 1 refused). Some members raised concern over the design of the dwelling and it being out of character with the area, while others felt that it was a good innovative design which would cause minimal impact to those properties neighbouring it. Cllr Adams proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the dwelling would cause minimal impact and was a good infill on this site. 4 in favour, 2 abstentions. Cllr Hale did not vote having declared an interest.</p>		

17/10465	Ashford House, Ashford Road, SP6 3BT	Mr & Mrs Mitchell
One & two-storey rear extensions; courtyard extension; pitch roof to replace corrugated sheet		
<p>Cllr Hale reported on the application; previous application refused and dismissed at appeal. The Town Council supported the previous application. This application addresses the 3 main concerns of the Planning Inspector by reducing the projections of the extension to the north elevation, ensuring that the extension is subservient to the main building & retention of a large shrub. Mr Mitchell, applicant, confirmed that while the building is interesting, it is not listed, in a conservation area or has no special features. Cllr Lewendon proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as the concerns of the Planning Inspector have been answered and there would be no negative impact on neighbouring properties or the character of the area.</p>		

Mr Mitchell left the meeting

16/11651	16 Salisbury Street, SP6 1AG	Mr Cheal
Display 1 non illuminated fascia sign (Application for Advertisement Consent)		
Re-consultation		
<p>Cllr Lewendon reported on the amendment to the original application. Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as the proposal signage was of good design and would cause no adverse impact.</p>		

16/11650	16 Salisbury Street, SP6 1AG	Mr Cheal
Use part of ground floor as cafe; use remaining part of building as 4 flats; front and rear dormers; glazed balcony; new windows & doors		
Re-consultation		
<p>Cllr Lewendon reported on the amendment to the original application and in particular the change in design of the dormer windows to the front and rear of the property.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as all previous concerns raised by the Case Officer have been addressed.</p>		
17/10426	Fordingbridge Club, Roundhill, SP6 1AQ	Northshore Homes Ltd
Mixed development of 8 dwellings & commercial comprised: commercial unit at front with flat over; attached house; carport; terrace of 4 houses; 2 detached houses; demolition of existing club		
<p>Cllr Fulford reported on the application, informing the meeting that all existing buildings which are now derelict and dilapidated, will be demolished. The site lies within the A1 shopping centre of the town and concerns have been raised (by others) that more retail should be provided. Concerns have also been raised regarding the previous use of the site for Quaker Burials – it is understood that graves/remains had previously been relocated.</p> <p>The proposal provides 3 parking spaces and objections have been received regarding this and the impact on the main town car park. The New Forest District Council Estates and Valuation Manager has also responded negatively regarding the lack of parking. He also raises concern over the proposed pedestrian access to the public car park and states that this would be subject to a licence which would only be issued for a temporary period.</p> <p>The applicant gave details of the history of pre-application discussions with the case officer and conservation officer resulting in the scheme submitted to satisfy their requirements – further details have been submitted to the Planning Authority which have not yet been released. The original scheme for the site proposed that the site should be self-contained with more residents car parking provided and no public pedestrian access through the site to the main car park – reduced parking and pedestrian access were requirements of the Planning Authority.</p> <p>It was considered that the design of the proposal was good with differing roof lines, this is particularly relevant in the Conservation Area setting and when viewed from the public car park. Philippa Duckworth, enquired whether the arch to the rear of the Pilates Centre would be retained if all buildings on the site are demolished. The applicant was unsure of the legal position regarding this but has noted the concern.</p> <p>Written representation had been received from the Fordingbridge Society which queried whether this is an opportunity to pedestrianize Roundhills & raising concern over the former Quaker use of the site and also whether the development would result in loss of car parking (in main car park).</p> <p><i>Cllr Lewendon left the meeting at 9.00pm prior to voting.</i></p> <p><u>Proposal 1</u></p> <p>Cllr Hale proposed and it was seconded by Cllr Wilson to recommend that PERMISSION is granted under PAR3 in principal as the proposal is of a pleasing design and will bring a resolution to this difficult site. The Town Council however raise concern over the insufficient amount of on-site parking provided for residents of the development and the provision of the pedestrian access through the site from the main car park which is unnecessary and, particularly given the Estate and Valuation Managers comments, could lead to a situation with problems over public access similar to that experienced at Riverside Place.</p> <p><u>Proposal 2</u></p>		

Cllr Connolly proposed and it was seconded by Cllr Adams to recommend that the application is REFUSED under PAR4 as the Council has major concerns regarding car parking and the provision of the pedestrian access through the site from the main car park.

Members voted as follows:

Proposal 2 – 2 in favour, 4 against

Proposal 1 – 4 in favour, 2 against

It was therefore **RESOLVED** that Proposal 1 is carried.

Jason Cunningham left the meeting

17/10453	The Lilacs, Whitsbury Road, Tinkers Cross, SP6 1FF	Mrs Hetherington
Detached Garage		
Cllr Hale reported on the application to replace a garage which had been destroyed by fire.		
Cllr Wilson proposed and it was seconded by Cllr Connolly and therefore RESOLVED : to recommend PERMISSION under PAR3 as the replacement garage is identical to the original and there will be no negative impact.		

17/10542	34 SALISBURY STREET, SP6 1AF	Mr Adams
Timber bay window, remove stud walls; create shower room on ground floor; create en-suite on second floor (Application for Listed Building Consent)		
Information Only – Member application		

17/10542	34 SALISBURY STREET, SP6 1AF	Mr Adams
Timber bay window		
Information Only – Member application		

17/10531	126 Station Road, SP6 1DG	Mr Pike
Replace brick pillars; 1.8m high boundary fencing		
Cllr Wilson reported on the application for a replacement fence which is immediately adjacent to the highway (footway). The replacement will be partially hidden by an existing hedgerow and is similar in design to a fence located at the neighbouring property (opposite).		
Cllr Connolly proposed and it was seconded by Cllr Hale and therefore RESOLVED : to recommend PERMISSION under PAR3 as there will be negative impact.		

Hampshire County Council Strategic Planning Consultation

HCC/2017/0287	Courtwood Farm, Court Hill, SANDLEHEATH SP6 1QD	Ringwood & Fordingbridge Skip Hire
Variation of conditions 4, 7, 9 & 12 of planning permission 16/11117 (to increase vehicle movements; to allow retention of soil screener for external separation of soil and rubble; and to allow continuation of existing concrete panel fence); and retention of existing welfare units		
Cllr Connolly reported on the application and in particular the removal of condition no. 4 which restricts vehicle movements to/from the site to 50 per week. The Transport Statement		

submitted with the application states that current operations generate 320 vehicle movements per week. It is argued that the current volume is lower than previous from the site (cumulative total with other occupiers of the site of 588 per week).

Members discussed the additional burden on the Town Centre by the increase and raised concern that previous Planning conditions had not been monitored and enforced.

Cllr Connolly proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: to object to the application and Recommend Refusal as the increase in lorry movements through the Town Centre is unacceptable. The Town Council also raise concern over the lack of monitoring and enforcement of the previous conditions.

9.35pm - The chairman requested that Standing Order 1(x) be suspended in order that the remaining items of business on the Agenda could be concluded.

Members agreed

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

CONS/17/0327	59 Church Street, SP6 1BB	Prune 1 x Holly tree to allow light into rear garden
--------------	------------------------------	--

CONS/17/0329	61 Church Street, SP6 1BB	Pollard 1 x Eucalyptus tree – over dominant/shade
--------------	------------------------------	---

Members noted the Tree Works applications

Current Planning Appeals

There are currently no Planning Appeals

7. To consider a further submission regarding application 17/10150, Whitsbury Road

The Chair updated members on the recent progression of this application and reported on the recently published draft S106 heads of term for the application. Cllr Fulford stressed the importance of Members reviewing this document in order that comments could be submitted by the Council.

Key issues identified include:

- Contributions requested for education
- CIL requirement
- NFDC requirement to increase affordable housing provision on site & requirement to reduce % of larger homes
- Clarification required for reference to “the Council” (allotments, play area & SANGS)
- 25 spaces for school drop off –non-allocated how will this be protected from residents parking

Cllr Fulford requested that members look at the information available online and defer to June Planning meeting for a response to be agreed.

8. To consider any Licensing Act 2003 applications – noted by members

Our Ref:	TEN 6903 / LICTE/17/02268 - SW
Date:	21 April 2017
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	15/07/2017 10:00:00 to 15/07/2017 17:00:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge

Applicant Details:	Paul Martin Hammond
Event Details:	Beer Tent - 9th Annual Rotary Club Event Sale of alcohol and regulated entertainment 15th July 2017 10:00hrs to 17:00hrs 100 persons

9. To note any items of correspondence

The Clerk reported on correspondence received from the Hampshire Association of Local Councils (HALC) regarding Planning Advice offered to local Councils – free half hour, then quote for more complex requirements.

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

The clerk had nothing further to report and no other business was raised.

10. To note the date of the next meeting as Wednesday 14th June 2017 2017

The meeting closed at 9.53pm