

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th April 2017 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman
Cllrs Wilson, Earth, Hale, Anstey, Lewendon, Price, Bailey & Perkins

In attendance: Mrs H Richards, Town Clerk
Richard Gosden, The Fordingbridge Society
Mr & Mrs Green, applicants 17/10203
Mr K Willis, Mr Ashton Summerfield
2 members of the public

1. To receive any apologies for absence

Apologies were received from Cllrs Connolly & Adams

2. To receive any Declarations of Interest

Cllr Wilson declared an interest in Agenda item 7, application no. 17/10222 as the applicant is a business associate – she remained in the room but did not speak or vote.

3. To confirm the minutes of the meeting held on 8th March 2017 and report any matters arising

Cllr Anstey proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 8th March 2017 be signed as a true record.

Matters Arising - there were no matters arising

4. To confirm the minutes of the meeting held on 22nd March 2017 and report any matters arising

Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED:** that the minutes of the meeting held on the 22nd March 2017 be signed as a true record.

Matters Arising - the Chair advised that comments were no closed for this application (17/10150) but no further information had been received from New Forest District Council.

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

No matters raised

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

17/10059 Mr Steve Harper
SITE: 1 SHARPLEY CLOSE, FORDINGBRIDGE SP6 1LG

DESCRIPTION: Outbuilding (Retrospective)

DECISION: Granted

17/10005 Miss S Williams
SITE: FOREST VIEW, FRYERN COURT ROAD, BURGATE,
FORDINGBRIDGE SP6 1NE

DESCRIPTION: Detached garage with store and playroom

DECISION: Withdrawn by Applicant

17/10185 Mr & Mrs Paton
SITE: 32 WEST STREET, FORDINGBRIDGE SP6 1JH

DESCRIPTION: Single-storey rear extension (Prior Approval Application)

DECISION: GPD Approved

17/10126 Mrs Crowson
SITE: 7 Westgrove, SP6 1LS

DESCRIPTION: Rear conservatory

DECISION: Granted Subject to Conditions

Lawful Development Certificate proposed

17/10143 14 LOWER BARTONS, SP6 1JA **Miss L Arnold**
Rooflights in association with new first floor; single-storey rear extension; front porch; fenestration alterations (Lawful Development Certificate that permission is not required for proposal)

Decision: Was Lawful

Planning Appeal Decision

16/11290 Ashford House, Ashford Road, SP6 3BT **Mr & Mrs S Mitchell**
Two storey rear extension, replacement single storey rear extension and replacement single storey courtyard extension and replacement roof to existing garage.

Appeal is dismissed.

The Clerk advised that a new revised planning application has now been submitted to New Forest DC.

Tree Work Applications – Decided

Case Ref: CONS/17/0106 **Trees are over-dominant**
Proposed Works: Prune 2 x Ash trees
Site Address: Grayling Cottage, Bickton Lane, Bickton, Fordingbridge, SP6 2HA
Decision: Raise no objections

Case Ref: R14/15/17/0307 **Safety concerns due to decay and location**
Proposed Works: Fell 1 x Walnut tree (decayed)G1
Site Address: 7 Westgrove, SP6 1LS
Decision: Exempt works

Case Ref: TPO/17/0199 **The tree has been diseased and in decline for over 15 years**
Proposed Works: Fell 1 x Sweet Chestnut treeT2
Site Address: West Grove House, 6 Westgrove, SP6 1LS
Decision: Granted

7. To consider new Planning Applications

17/10269	43 SALISBURY ROAD, SP6 1EH	Mr Brown
Single-storey rear extension; front porch; fenestration alterations; flue; detached garage		
<p>Cllr Lewendon reported on the application. The Fordingbridge Society had no comments.</p> <p>Cllr Anstey proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend PERMISSION under PAR3 as there will be minimum impact on the street scene and no adverse effect on residential amenities. All in favour</p>		

17/10203	UNIT 1, 71 HIGH STREET, SP6 1AS	Mr Green
Use as shop & chiropodist practice		
<p>Cllr Earth reported on the application – members noted that no structural alterations were planned as part of the proposal. The Fordingbridge Society had no comments.</p> <p>Cllr Perkins proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the proposal makes good use of an empty shop.</p>		

The applicants for application 17/10203 left the meeting.

17/10297	AVON MANOR, BURGATE COURT, SALISBURY ROAD, BURGATE, SP6 1LX	Larasian Limited
Detached double garage		
<p>Cllr Wilson reported on the application. Members raised concerns over the scale of the building, it's location immediately adjacent to the highway and the impact on neighbours, the street scene and the open countryside. 1 neighbour objection has been made over concerns of increased traffic noise. The Fordingbridge Society do not support the application and do not like the positioning immediately adjacent to the highway.</p> <p>Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend REFUSAL under PAR4 as the proposed building is too tall to be located immediately adjacent to the road and would have a negative impact on the street view and neighbouring property.</p>		

17/10137	43 ALLENWATER DRIVE, SP6 1RB	Marshallsay & Ford
Single-storey rear extension; reposition boundary fence		
<p>Cllr Anstey reported on the application and advised that the site is located in a built up area and that the applicant had received pre-application advice. Concern has been raised over the height of the proposed fence and impact on visibility when exiting the driveway of number 45 Allenwater Drive. The Fordingbridge Society had no comments.</p> <p>Cllr Earth proposed and it was seconded by Cllr Hale and therefore RESOLVED: to recommend PERMISSION under PAR3 as the extension will have no negative impact; the repositioning of the fence is also supported as it appears that visibility will be maintained when exiting from the driveway of 45 Allenwater Drive as the proposed fence line is approximately 2m back from the highway.</p>		

Re-consultation – Amended Plan		
17/10222	Land At Rear Of 4-12, Shaftesbury Street, SP6 1JF	Crownshade Ltd
House; boundary wall; pedestrian access		
<p>Cllr Fulford reported on the amended plans received which changes (raises) the pitch of the roof on one elevation. Cllr Fulford advised that the revisions do not address the previous concerns raised by the Town Council regarding distance from the neighbouring properties (4-12 Shaftesbury Street) access (frontage onto car park), loss of public long stay car parking space and lack of provision of parking for a disabled person (proposed dwelling is intended for occupation by a lesser able bodied person). Concern was previously raised regarding how construction traffic would access the site. Local residents have raised concern over surface water and foul drainage, NFDC drainage section do not appear to have been consulted.</p> <p>Concern was expressed over the drawings submitted and lack of detail available (drawings are not annotated with measurements and advice is given not to scale from the drawings)</p> <p>The Chair then invited local residents to speak who reiterated their previous concerns over site levels and flooding, foul drainage, proximity to existing properties and scale of the proposal. Further query was raised over the loss of a public parking space and how the applicant could “buy” a parking space, sets a precedent. The scheme is regarded as demonstrating tardiness and ignorance of the area and issues that exist and will be created by the proposal.</p> <p>The Fordingbridge Society added that more than 1 public parking space may be lost to accommodate the scheme.</p> <p>Cllr Price proposed and it was seconded by Cllr Hale and therefore RESOLVED: to recommend REFUSAL under PAR4 as the proposal is out of character due to scale of the dwelling on this small site, loss of public long stay car parking, lack of provision of parking for the occupier of the proposed dwelling (less able bodied – disabled parking) and the overcrowding impact on the properties 4-12 Shaftesbury Street.</p>		

Members of the Public left the meeting

17/10388	WILLOW COTTAGE, BICKTON LANE, BICKTON, SP6 2HA	H Gill
One & two-storey rear extensions		
<p>Cllr Hale reported on the application. The Fordingbridge Society had no comments.</p> <p>Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PERMISSION under PAR3 as the proposal will have no adverse impact on the street scene or residential amenities and is an improvement to the property.</p>		

17/10350	9 MOXHAMS, SP6 1JE	Mr & Mrs Pottinger
Dropped kerb and Access gate (PART RETROSPECTIVE)		
<p>Cllr Perkins reported on the application. Members raised concern that the proposal appears to include the pavement area within the red line site. It is noted that the Highway Authority have not been consulted. The proposal is considered inappropriate in this area, as a secondary vehicular access and using an area provided as a turning head to the cul-de-sac. 1 objection has been received from the adjacent neighbour.</p> <p>The Fordingbridge Society are in agreement with the Town Council’s concerns and had no further comments to add.</p>		

Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore **RESOLVED**: to recommend **REFUSAL** under PAR4 as the design of the gate is inappropriate in this setting in a conservation area and concern over the inclusion of the public footway within the scheme and lack of consultation with the Highway Authority.

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

New Applications

Case Ref:	TPO/17/0244	Prune 1 x Oak tree
Site Address:	26 Pembridge Road, Fordingbridge, SP6 1QJ	
Reason:	To reduce end weight towards the house and to maintain shape and keep balance on the rest of the tree	

Case Ref:	CONS/17/0284	Fell 1 x Leyland Cypress tree
Site Address:	Bickton Ash, Bickton Lane, Bickton, , SP6 2HA	
Reason:	Poor tree form and damage to low wall	

Members noted the Tree Works applications

Current Planning Appeals

There are currently no Planning Appeals

8. To consider any Licensing Act 2003 applications

Our Ref:	TEN 6829 / LICTE/17/01369 - PW
Date:	10 March 2017
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	01/06/2017 19:30:00 to 03/06/2017 22:30:00
Premise Address:	Drama Studio + Room 13 The Burgate School, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Richard Holland
Event Details:	Community Event - 150 Persons 1 to 3 June 2017 (19:30-22:30hrs) Sale of Alcohol & Regulated Entertainment

Our Ref:	TEN 6861 / LICTE/17/01876 - PW
Date:	04 April 2017
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	28/04/2017 18:00:00 to 28/04/2017 22:30:00
Premise Address:	Fordingbridge Junior School Fordingbridge Junior School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Lucy Fenwick
Event Details:	School Fundraiser Event Friday 28 April 2017 - 170 Persons

	Sale of Alcohol (18:00-22:30hrs)
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Application for club premises certificate (S71)

LICPR/17/01752

Premises: REGAL CINEMA, 35 SHAFTESBURY STREET, SP6 1JF

To permit Films, recorded music, 12:00hrs to 23:00hrs, Monday to Friday, 09:00hrs to 23:00hrs, Saturday and Sunday. Supply of alcohol, 12:00hrs to 23:00hrs, Monday to Sunday. The hours the premises will be open to members and guests, 12:00hrs to 23:00hrs, Monday to Friday, 09:00hrs to 23:00hrs, Saturday and Sunday.

Noted by Members.

9. To note any items of correspondence

The clerk reported on the receipt of 2 requests to carry out Ecological Surveys at Bishops Pond, primarily to investigate the presence of great crested newts and the suitability for them on this site. Members raised concern over why these surveys are being carried out and requested that the Clerk write to the Ecologists and ascertain who had commissioned the surveys and for what purpose and to request a copy of the reports following the surveys.

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

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

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

The meeting closed at 9.30pm