

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 8th August 2018 at
7.30pm in the Town Hall**

(Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Hale – deputy chairman
Cllrs Adams, Connolly, Earth, Lewendon, Mouland, Paton and Wilson

In attendance: Mrs H Richards, Town Clerk
Mrs R Edwards, Asst Town Clerk
Mr and Mrs Jennings, Applicants for 18/10889
A Representative from Salisbury Journal

1. To receive any apologies for absence

Apologies for absence were received from Cllrs Anstey, Fulford and White.

2. To receive any Declarations of Interest

No declarations of interest made.

3. To confirm the minutes of the meeting held on 11th July 2018 and report any matters arising

Cllr Wilson proposed and it was seconded by Cllr Mouland and therefore **RESOLVED:** that the minutes of the meeting held on the 11th July 2018 be signed as a true record.

Matters Arising

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

Cllr Paton entered the meeting.

18/10331	23-25 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION:	Use of first-floor as 2 flats; first-floor rear extension; roof terrace; Julietter balcony; window alterations; rooflights
DECISION:	Granted Subject to Conditions

18/10335	Jara Farm, Fryern Court Road, Burgate, SP6 1LZ
DESCRIPTION:	Temporary Siting of 2 Containers
DECISION:	Grant Temporary Permission

18/10433	Ship Inn, 68 High Street, SP6 1AX
DESCRIPTION:	Kitchen Intake and extract ducting (Retrospective)
DECISION:	Granted Subject to Conditions

18/10481	12 St Georges Crescent, SP6 1ET
DESCRIPTION:	1 Pair of semi-detached bungalows; parking; demolish existing
DECISION:	Refused

18/10493	3-5 BRIDGE STREET, FORDINGBRIDGE SP6 1AH
DESCRIPTION:	Use as 3 flats; rooflight; single-storey rear extension; internal alterations to ground floor shop
DECISION:	Withdrawn by Applicant

18/10691	FOREST VIEW, FRYERN COURT ROAD, BURGATE, SP6 1NE
DESCRIPTION:	Use of dwelling in breach of Agricultural Occupancy Condition (Lawful Use Certificate for retaining an existing use or operation)
DECISION:	Was Not Lawful
18/10710	THE RAILWAY HOTEL, 116 STATION ROAD, SP6 1DG
DESCRIPTION:	Single-storey front extension; re-model front facade; window & door alterations
DECISION:	Granted Subject to Conditions
18/10786	14 BEECHWOOD, FORDINGBRIDGE SP6 1DB
DESCRIPTION:	Use of part of garage as ancillary living accomodation; first-floor side extension; single-storey rear extension; fenestration alterations
DECISION:	Granted Subject to Conditions

Application in Neighbouring Parish

18/00139/FULL	Sandy Balls Holiday Village, Southampton Road, SP6 2JZ
DESCRIPTION:	Use of land for the siting of 108 holiday lodges (static caravans) including the relaying of 108 bases, access roads, parking spaces, refuse enclosures and associated landscaping
DECISION:	Granted Subject to Conditions

Tree Work Applications – Decided

Case Ref:	CONS/18/0531	
Proposed Works:	Fell 1 x Silver Birch tree	
Site Address:	3 Moxhams, SP6 1JE	
Decision	Raise No Objections	

Case Ref:	TPO/18/0547	
Proposed Works:	Prune 1 x group of Sycamore trees	
Site Address:	St Mary & St Philips Catholic Church, 15 Salisbury Road, SP6 1EG	
Decision:	Split Decision	

6. To consider new Planning Applications

18/10763	7 THE PANTILES, SP6 1DQ	Ms Marshallsay
Single-storey front extension		
<p>Cllr Moulard presented the application. The extension will be set back from the road, not projecting further than the existing frontage and not being obtrusive within the street scene. Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend that permission is granted under PAR3 as the design doesn't adversely affect the street scene and is a good use of space. All in favour.</p>		

18/10943	FRYERN COURT COTTAGE, FRYERN COURT ROAD, BURGATE, SP6 1ND	Mr Ham
First-floor rear extension; Single-storey rear extension; replacement garage roof; juliet balcony; extension of existing raised garden terrace		
<p>Cllr Hale presented this application. This is a relatively small extension and should not impact adversely on the character of the street scene. Juliet balcony overlooks fields and rear gardens, views oblique and not unduly obtrusive. Neighbour has objected due to concerns over the building works as he works at night and sleeps during the day.</p> <p>Cllr Connolly proposed and it was seconded by Cllr Adams and therefore RESOLVED: to recommend that permission is granted under PAR3 as the design improves the character of the property and does not adversely impact the neighbours. All in favour.</p>		
18/10959	23 LOWER BARTONS, SP6 1JB	Miss Bostock
Outbuilding		
<p>The Clerk presented this application for a two-storey outbuilding of wooden construction. It is not within the conservation area but does share an immediate boundary with it. The structure's excessive height and the fact it overlooks neighbouring property was discussed. Councillors did not consider it to be in keeping with the area.</p> <p>Cllr Connolly proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend that permission is refused under PAR4 due to the lack of design of the outbuilding and its vast height. All in favour.</p>		
18/10889	117 STATION ROAD, SP6 1BU	Mr & Mrs Jennings
Single-storey rear extension; front bay extension		
<p>Cllr Wilson presented the application. The property is semi-detached and the proposal is to make the current sash windows into bay windows and to move the bathroom upstairs. The property is currently out of keeping with neighbouring properties which all have bay windows.</p> <p>Cllr Moulard proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend that permission is granted under PAR3 as the design is an improvement and the front will make it sympathetic with other properties in the street. All in favour.</p> <p>The applicants left the meeting.</p>		
18/10854	45B SALISBURY STREET, SP6 1AB	Mrs Orsler
Re-plaster two internal walls (Application for Listed Building Consent)		
<p>Cllr Adams presented. The walls were previously plastered with the wrong material and as a result the walls sweat, this proposed work will remedy that. Councillors queried why listed building consent was needed for this work.</p> <p>Cllr Earth proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend that permission is granted under PAR3 as this work will correct a previous mistake. All in favour.</p>		

18/10990	DRILL HALL, BARTONS ROAD, SP6 1JD	Dr Kidson
Variation of condition 1 of planning permission 13/11344 to allow time extension to temporary permission		
Cllr Paton presented this application to extend the temporary permission for the Drill Hall to ten years. The building has been in situ since 2002 and plays an important role within the community.		
Cllr Connolly proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend that permission is granted under PAR1 as it will support an important facility in the town. All in favour.		

18/10907	1 HIGH STREET, SP6 1AS	New Life Community Church
Community use (Use Classes A1 and D1) (Retrospective)		
Cllr Lewendon presented this application. The planning permission was for A1 retail use, now the church wants to use it for religious meetings as well as for selling items. The case officer feels that it will draw more people into town.		
Cllr Connolly proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend that permission is granted under PAR3 as it will use a building that might otherwise be empty, supply a community need and retain a retail element. All in favour.		

18/10908	1 HIGH STREET, SP6 1AS	New Life Community Church
Stud walls to create WC, office and storage space; hinged wall (Application for Listed Building Consent)		
Cllr Lewendon presented this application. The building is listed. The case officer raised no objections and is happy with the internal alterations of the stud walls not causing damage to the existing building.		
Cllr Hale proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend that permission is granted under PAR3 as no adverse impact to listed building. All in favour.		

18/10857	1 BRIDGE STREET, SP6 1AJ	Mr Chapman
Use of ground floor for Classes A1, A2 and A3 (Restaurants and Cafes, Retail and Offices)		
Previous application was for A1 and A2 usage, now want to also apply for A3 use (Restaurants).		
Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend that permission is granted under PAR3 for a change of use of the ground floor for Classes A1, A2 and A3. All in favour.		

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

TPO/18/0632	14 Burgate Fields	Fell 3 x Monterey Pine Trees	NFM - Nuisance from falling matter (leaves/bird mess) - poor form DD - Dying/decline SCDL - Safety concerns due to defect and location
Comments due by 8/8/18			

CONS/18/0683	21 Bridge Street	Fell 1 x Sycamore tree Prune 1 Aspen Tree	Excessive shading to neighbour Crown Reduction
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CONS18/0701	4 Westgrove, SP6 1LS	Fell 7 x Leylandii Trees	Shading & overcrowding of Beech trees
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Tree Works noted by members.

Current Planning Appeals

17/10433	46 Whitsbury Road, SP6 1LA	Mr and Mrs Hardy
Bungalow; parking		
Awaiting start date		
Written representation		

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 7906 / LICTE/18/04721 - SH
Date:	01 August 2018
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	09/09/2018 17:00:00 to 09/09/2018 20:00:00
Premise Address:	Our Lady of Sorrows & St Philip Benizi RC Church St Mary And St Philips Catholic Church, 15 Salisbury Road, Fordingbridge, SP6 1EG
Applicant Details:	Marguerite Helen Eales
Event Details:	BBQ Sale of alcohol 9th September 2018 17:00hrs to 20:00hrs 80 persons

Our Ref:	TEN 7921 / LICTE/18/04784 - PS
Date:	03 August 2018
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	18/10/2018 19:00:00 to 20/10/2018 22:30:00
Premise Address:	Victoria Rooms Victoria Rooms, 26 Bridge Street, Fordingbridge, SP6 1AH
Applicant Details:	Richard Holland
Event Details:	Performance of a play - sale of alcohol and regulated entertainment 18/10/18 - 20/10/18 1900 - 2230 hrs 80 people

Noted by Members.

8. To agree a response to the Local Plan Review 2016-2036 Reg. 19 Consultation

Having read the Local Plan Review and attended various meetings, the Council have fed their comments back to the Clerk who has drafted a response to the Local Plan. This draft response document was discussed.

An email had been received from a local resident regarding the risk of flooding at the Burgate site. The Clerk read the email to the Council and the correspondents' concerns were discussed. It was agreed to add the risk of flooding to the response.

Action: Clerk to add Allocation unsound due to flooding at Burgate site to the Local Plan Response.

The response does not include the provision of services, such as doctors or schools, which is in the developer contribution master plan. Hampshire County Council and Burgate School need to justify their reasons and provide suitable evidence for receiving developer contributions, similarly the Primary Care Trust need justify the funding they need for expansion.

Cllr Hale proposed and it was seconded by Cllr Connolly and therefore RESOLVED: to submit this document as Fordingbridge Town Council's response to the Local Plan Review 2016-2036 Reg. 19 Consultation, with the additional response about flooding. All in favour.

Standing Orders, number 1x, were suspended at 9.30pm in order to allow the meeting to continue.

9. To agree a response to NALC Consultation "Bye Laws on Sites of Special Scientific Interest (SSSI's)"

The consultation asks for a response to three questions about Bye Laws on Sites of Special Scientific Interest (SSSI's). Fordingbridge has one SSSI which is Breamore Marsh. The Council discussed the draft response written by the Rev Graham Long.

Cllr Lewendon proposed and it was seconded by Cllr Hale and therefore RESOLVED: to submit this response to the NALC Consultation "Bye Laws on Sites of Special Scientific Interest (SSSI's)". All in favour.

10. To note any items of correspondence

The Clerk drew attention to a NALC newsletter about the publication of the National Planning Policy Framework (NPPF) update in July. NALC said the publication contained some helpful and positive changes, but that the Government should have gone further in giving communities more of a say over planning and housing in their areas.

An email from Mr Pike was read to the Council. He wished to record that he had been invited to the Planning Meeting in Fordingbridge Town Hall on 11th July 2018 as the representative of Highbank Gardens Management Company (1997) Limited and as spokesman of the residents thereof, regarding planning application 18/10474 Land rear of 25-31 Provost Street, SP6 1AY, and did attempt to attend this meeting. Unfortunately he was unable to access the Town Hall at the time of the meeting. Councillors didn't understand why this might be the case as the door isn't locked during public meetings.

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

Fordingbridge Town Council had been consulted and sent plans regarding two planning applications within the National Park. However, neither of the proposals required planning consent.

10. To note the date of the next meeting as Wednesday 12th September 2018.

The meeting closed at 9.45pm