

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th November 2015 at 7.30pm in the Town Hall

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

Present: Cllr Hale – Vice Chair

Cllrs Connolly, Price, Paton, (A) Wilson, (G) Wilson, Earth, Perkins, Adams & Anstey (part of meeting)

In attendance: Mrs H Richards, Town Clerk

3 Members of the Public

Mr Nutting & Mr Robinson (Applicant/Agent 15/11475)

Mr Shering (Applicant 15/11482 & 11483)

1. To receive any apologies for absence

Apologies were received from Cllrs Fulford & Lewendon

2. To receive any Declarations of Interest

The following declaration of interest were received:

Cllr Adams 15/11482 & 11483 as the applicant is a customer. To remain in the meeting but not to speak or vote.

Cllr Price 15/11482 & 11483 as the applicant is known to the applicant. To remain in the meeting but not to speak or vote.

Cllr Perkins 15/11475 & 15/11265 as the applicants for both applications are personal friends. To remain in the meeting but not to speak or vote.

3. To confirm the minutes of the meeting held on 21st October 2015 and report any matters arising

Cllr Earth proposed and it was seconded by Cllr Adams and therefore **RESOLVED**: that the minutes of the meeting held on the 21st October 2015 be signed as a true record. All in favour.

No matters arising

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

No matters raised.

5. To report any results on Planning Applications

15/11364 SELWYN, FRYERN COURT ROAD, BURGATE SP6 1NG

Mr & Mrs Smith

Detached outbuilding

Granted subject to Conditions

15/11084 SOUTHAMPTON ROAD GARAGE, SOUTHAMPTON ROAD

Mr Brownsey

Raise canopy height, solar panels, single storey extension to shop

Withdrawn by applicant

15/11114 FORGE COTTAGE, BICKTON LANE

Mr Holland

Single storey rear extension

Withdrawn by applicant

15/11115 FORGE COTTAGE, BICKTON LANE

Mr Holland

Single storey rear extension; remove back door and part of ceiling and thatch for link corridor connection (Listed Building application)

Withdrawn by applicant

15/11270 FRYERN PARK, FRYERN COURT ROAD, BURGATE

Mr Nutting

Entrance Gates

Withdrawn by applicant

15/11298 26 PROVOST STREET, SP6 1AY

Mr & Mrs Price

Replacement door

Granted subject to conditions

15/11323 MARL COTTAGE, MARL LANE, SP6 1JR

Mr & Mrs Liddiard

Single storey extension

Granted subject to conditions

6. To consider new Planning Applications

Following a request from the applicant, Mr Nutting, the Vice Chair requested that members agree to revision of the running order of this Agenda item to allow application 15/11475 to be heard first – Members agreed.

15/11475 FRYERN PARK, FRYERN COURT ROAD, BURGATE SP6 1NF

Mr Nutting

Agricultural workers dwelling; 2 barns

Cllr (G) Wilson reported on this application in Cllr Fulford's absence. The applicant's agent, Andrew Robinson, Symonds & Sampson then gave details of the application. The applicant gained temporary permission for a Mobile Home for an agricultural worker some 3-4 years previously, which has since lapsed. The business has expanded over this period and currently contains a pig herd numbering 265, due to the volume of animals there is need for a dwelling to house an agricultural worker on site.

Pre-application advice has been sought on 3 occasions and including discussions regarding most suitable materials for the proposed buildings. The siting of the proposal has been considered and this site is best in terms of agricultural and residential use, having the least impact. If this proposal is permitted, existing feed bins located on the site will also be re-located to reduce impact.

No objections have been published on the New Forest DC website to date.

Mr Dispain – neighbour – stated that previous permissions have not been complied with, particularly the temporary permission for the mobile home which should have been either removed or further permission sought at the end of the period. Mr Dispain also queried the occupancy of the proposed dwelling by the applicant. The Agent for the applicant explained that it is acknowledged that there is a requirement for the mobile home until a permanent dwelling is established – pre-application negotiations being entered into ensured that the Planning Authority were aware of the proposed application. Mr Nutting's occupancy satisfies the terms of the Agricultural Occupancy tie as the farmer of the holding.

Mr Gladwyn – neighbour – questioned the size of the proposed dwelling in line with the limits allowed for agricultural workers dwellings. The Chairman advised that this was a matter for the Planning Authority (New Forest DC) and not the Town Council.

Cllr Connolly proposed and it was seconded by Cllr Adams and therefore **RESOLVED** to support the application under PAR3: and recommend PERMISSION as the proposal for an Agricultural Workers Dwelling is located on a successful agricultural enterprise within an agricultural area and the proposed buildings are functional for the needs of business. All in favour except Cllr Perkins who abstained (Interest declared).

Mr Nutting and Mr Robinson left the meeting

15/11395 LAND OFF HILLBURY ROAD, ALDERHOLT, SP6 3BH

Good Energy Development (No12) Ltd

Underground cables

(To be considered in conjunction with East Dorset Planning Application 3/15/1020/FUL)

Cllr Connolly reported on this application and the associated application for a Solar Park in Alderholt Parish (East Dorset District). The Clerk explained that it was proposed to route construction traffic for these developments from Ringwood along Harbridge Drive although Alderholt Parish Council had requested that alternative routes are considered.

This could result in construction traffic (HGVs) being routed through Fordingbridge Town Centre and along Provost Street, Church Street and Bowerwood Road.

Cllr (G) Wilson proposed and it was seconded by Cllr Perkins and therefore **RESOLVED** to recommend PERMISSION under PAR 1 but would accept the decision reached by the District Council's Officers under their delegated powers. Concern was raised over the additional traffic generated to undertake this work (and the associated Solar Park in Alderholt Parish) and particularly if routed through Fordingbridge Town Centre. The route through the Town is restrictive in both width of road and close proximity to Listed Buildings which are located in the Conservation Area and therefore is not considered a suitable alternative to the route proposed in the application.

Town Clerk to forward these concerns to East Dorset District Council in relation to the Solar Park application.

15/11265 FIELD ADJACENT TO HILBURY WOOD, MIDGHAM FARM, SP6 3BY Mr Witt

1 Safari tent for 6 months of the year, for use of camping

Cllr (A) Wilson reported on the application to site a Safari tent for 6 months per year. Concern was raised that the proposal would introduce development in the open countryside and that access could be a problem. However there is already a campsite in the area and the safari tent camping experience is popular at present. Small farms are being encouraged to diversify and tourism is encouraged.

Cllr Adams proposed and Cllr Price seconded and it was therefore **RESOLVED**: to recommend Permission under PAR 3 as the proposal offers good diversification for a small farm holding and encourages Tourism in the area. All in favour, except Cllr Perkins who abstained (interest declared).

Cllr Anstey joined the meeting

15/11430 JARA FARMS, FRYERN COURT ROAD, BURGATE, SP6 1LZ Mr Price

Continued siting of a mobile home for an agricultural worker

Cllr Hale reported on the retention of the mobile home which is needed as the business has expanded and on site accommodation is needed for an agricultural worker. New Forest District Council are awaiting the advice of an agricultural consultant. To date there have been no objections.

Cllr Price proposed and Cllr Connolly seconded and it was therefore **RESOLVED** to Recommend PERMISSION under PAR3 as this accommodation is necessary for the agricultural business which has recently expanded

15/11455 BUTT LAWN FARM, FROG LANE, FORDINGBRIDGE SP6 1BN Mr Hariento

Variation of Condition 3 of Planning permission 08/92978 to allow temporary residential Accommodation whilst not in holiday use between 1st October and 31st March in any year Cllr Hale reported on the application. Objection had been made by a neighbour and concerns were raised that the proposal could reduce the availability of tourism stock and may lead to a permanent change to residential use

Cllr Perkins proposed and it was seconded Cllr (A) Wilson and therefore **RESOLVED:** to recommend Refusal under PAR4 as the proposal could set a precedent for other holiday lets to apply for similar variations which would result in an overall reduction in Tourism stock and availability.

15/11482 55-57 HIGH STREET, FORDINGBRIDGE SP6 1AS Priory Stream Ltd

Attached house; shopfront ;front & rear extensions, basement window, wall & railings

Cllr (A) Wilson reported on this and the associated listed building application. The property already benefits from permission to convert to 2 shops and 3 flats and the applicant is now seeking to provide a new dwelling at the rear of the property. Concerns were raised over the loss of storage space for the shop units as well as parking provision for the permitted units. The applicant explained that storage for the shops would be provided in a basement which would be lit from above by the provision of a light well. Parking provision would be made in the shared car park with Blue Valley Mews.

A neighbour from Blue Valley Mews made comment regarding the positive investment in the shops, particularly given the decline in the existing shop unit, however raised concern over possible overdevelopment of the site, the loss of the rear yard for parking and loading which would cause problems with access and parking provision. Only 3 spaces are allocated within the Blue Valley Mews for this development and as the proposal is for 6 units, this would not be sufficient. The applicant responded that parking in the Mews car park would only be permitted for the occupiers of the proposed new dwelling. Viability, design and affordable housing were also discussed.

1st proposal - Cllr Hale proposed and it was seconded by Cllr Earth to recommend PERMISSION under PAR 3 as the proposal will bring shops back into use & also residents into the Town Centre.

2nd Proposal - Cllr (G) Wilson proposed and it was seconded by Cllr Connolly to recommend PERMISSION under PAR 1 but would accept the decision of the District Council's officers under their delegated powers.

The following votes were recorded:

1st Proposal 5 in favour, 3 against
2nd Proposal 3 in favour, 5 against

2 Abstentions (Cllrs Adams & Price) as declarations of interest made.

It was therefore **RESOLVED** to recommend permission under PAR 3 as the proposal will bring shops back into use & also residents into the Town Centre.

15/11483 55-57 HIGH STREET, FORDINGBRIDGE SP6 1AS Priory Stream Ltd

Attached house; shopfront; front & rear extensions; basement window, wall & railings; remove external staircase; Internal: move doorway; block doorway; remove walls; insert 2 staircases; wall to create internal bike store (Application for Listed Building Consent).

As resolution for 15/11482

Mr Shering & Mr Gibson left the meeting.

15/11490 MARL COTTAGE, MARL LANE, FORDINGBRIDGE SP6 1JR

Mr & Mrs Liddiard

Variation of Condition 2 of Planning Permission 81/19706 to read "the building shall only be used for purposes either incidental to or otherwise still as ancillary to the dwelling house. At no time shall it be occupied independently"

Cllr Perkins reported on the application which would have no effect on neighbouring properties or the character of the area.

Cllr (A) Wilson proposed and it was seconded by Cllr (G) Wilson and therefore **RESOLVED** to recommend PERMISSION under PAR 3 as there is no adverse effect on the local area. All in favour

15/11440 NEW FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX Mr Huzzey

Retention of dwelling

Cllr (G) Wilson reported in Cllr Fulford's absence. The application seeks to retain an existing dwelling which is essentially a permanently permitted mobile home which has been clad and plinths added, which has formed a more permanent structure. The cladding has improved the appearance of the dwelling.

Cllr Paton proposed and it was seconded by Cllr Price and therefore **RESOLVED** to Recommend PERMISSION under PAR3 as the proposal is a visual improvement to the permitted Mobile Home. All in favour.

PRIOR NOTIFICATION (For Information Only)

15/11500 THE INGLE, FRYERN COURT ROAD, BURGATE, SP6 1NG

Rear Extension

Current Planning Appeals

No current Planning Appeals

Current Enforcement Notices

EN/01/0486 Avonside Farm, Southampton Road, SP6 2JT

Type of Breach: 1) u/a mobile home & vehicle storage &

2) u/a conservatory and ancillary building works to u/a mobile home

Injunction sought

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

New Applications – Noted

CONS/15/1110 MILL COURT, FORDINGBRIDGE, SP6 1JQ

Prune 3 willow trees

Reason – Tree Management

TPO/15/1093 2 WESTGROVE, FORDINGBRIDGE SP6 1LS

Prune 1xAsh, 2xAlder, 1xBeech

Reason – Overhanging neighbours property

CONS/15/1126 AVONWAY COMMUNITY CENTRE, 36

SHAFTESBURY ST, SP6 1JF

Prune 1xMaple Tree

Reason for work – To clear car park and highways

**R14/15/15/1082 THE GEORGE INN, 14 BRIDGE ST,
FORDINGBRIDGE SP6 1AH (FOR INFORMATION ONLY)**

TPO/15/1145 15 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP

Pollard 1xRobinia Tree

Reason for work – Growing over outbuildings. Suppressed by neighbours trees.

Decisions – None received

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 6100 / LICTE/15/07027 - PW
Date:	03 November 2015
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	27/11/2015 19:00:00 to 27/11/2015 23:00:00
Premise Address:	Burgate School and Sixth Form Centre Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Heather Clare Bellinger
Event Details:	Community Event - 150 Persons Friday 27 November 2015 Sale of Alcohol (19:00-23:00hrs)

8. To discuss the consultation report on the Augustus John Statue by Historic England
Members discussed the Consultation which had previously been distributed to them. It was agreed that Members were in support of the listing and that it would be delegated to the Chairman to respond.

9. To note any items of correspondence

None Noted

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

Planning Committee 11.11.15

No report from the Clerk or any other business

11. **To note the date of the next meeting as Wednesday 9th December 2015.**

The meeting closed at 9.30pm