

FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 12th October 2016 at
7.30pm in the Town Hall
(Minutes subject to approval at the next meeting of the Committee)**

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

In attendance: Mrs H Richards – Town Clerk
Mr Mitchell (applicant 16/11290)

1. To receive any apologies for absence

Apologies were received from Cllrs Connolly, Adams & Wilson

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 14th September 2016 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Price and therefore **RESOLVED:** that the minutes of the meeting held on the 14th September 2016 be signed as a true record.

All in favour.

Minute No. 8 – NFDC Local Plan Review – The Clerk advised that proposals had been submitted to New Forest DC for sites at St John's Farm, Stuckton Road and at Burgate.

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

No matters raised

5. To report any results on Planning Applications

16/10460

SITE: 35 SHAFTESBURY STREET, FORDINGBRIDGE SP6
1JF (NB: PROPOSED LEGAL AGREEMENT)

DESCRIPTION: Use as 30 seat cinema; 8 flats; bar; terrace;
fenestration alterations; external refurbishment
(AMENDED PLANS)

DECISION: **Granted Subject to Conditions**

16/11040

SITE: 24 GREEN LANE, FORDINGBRIDGE SP6 1HT

DESCRIPTION: Shopfront

DECISION: **Granted Subject to Conditions**

Tree Work Applications – Decided

Application No: R14/15/16/0930

THE ORCHARD, 19 BARTONS ROAD,

Decision: Exempt Works

Decision Date: 22/09/2016

6. To consider new Planning Applications

16/11156 113 STATION ROAD, FORDINGBRIDGE SP6 1BU

Mr Cook

Detached Garage

Cllr Anstey reported on the application for a detached garage to the rear of the property. This would be situated at the end of a good sized plot with access gained from Victoria Road. The existing garage which is positioned directly onto the highway would be removed and the replacement would be placed further into the garden to form parking space between the highway and new garage.

Other similar development has taken place on neighbouring properties.

Cllr Lewendon proposed and it was seconded by Cllr Paton and therefore **RESOLVED**: to recommend PERMISSION is granted under Par3 as the proposal would create a new off road parking space and would be in keeping with other similar buildings in the area.

16/11290 ASHFORD HOUSE, ASHFORD ROAD, FORDINGBRIDGE SP6 3BT

Mr & Mrs Mitchell

Two storey rear extension; single storey extension; roof alterations; fenestration alterations

Cllr Hale reported on the proposal to remove the centre section of the property, replace with a single storey extension and extend with a two storey extension to provide additional living and bedroom accommodation. The property is design around a courtyard with the original dwelling having been joined to the outbuildings. The courtyard character would be retained but would be enhanced by the replacement extension in the centre. The property is currently only 3 bedrooms (one bedroom having been lost to form a bathroom at an earlier date) – the two storey extension will provide an additional master bedroom suite.

Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore **RESOLVED**: to recommend PERMISSION is granted under Par3 as the proposal would improve the visual appearance of the building and there would be no detrimental effect.

16/11068 POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN

Mr Hutchison

Use as office (Class B1); rear entrance gates; parking alterations

Cllr Lewendon reported on the proposal. There would be little change to the external appearance of the building, however the use would change. While in use as a Police Station vehicular access was gained through a shared access with the next door Fire Station, with parking available at the rear. A new entrance has been created from Flaxfield End by the removal of a section of boundary wall and access across an existing parking bay (Flaxfield End).

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: to recommend PERMISSION is granted under PAR3 as the proposal was a good use of the building which would provide employment and retain the character of the building. Concern was however raised over the loss of parking space at Flaxfield End.

16/11069 POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN

Mr Hutchison

Replace 2 windows; move kitchen door; create windows and replace doors; timber floor; remove walls; remove stud partitions; block door; create door (Application for Listed Building Consent)

Cllr Lewendon reported on the proposal. There would be little change to the external appearance of the building, however internal alterations are proposed and the use would change.

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: to recommend PERMISSION is granted under PAR3 as the proposal was a good use of the building which would provide employment and retain the character of the building

16/11327 THE OLD WHITE HOUSE, BICKTON LANE, BICKTON SP6 2HA Mr Peters
Single storey rear extension; rooflights

Cllr Fulford reported on the proposal to demolish an existing outbuilding used as utility space, the proposed rear extension would provide utility space within the main dwelling.

Cllr Anstey proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: to recommend PERMISSION is granted under PAR3 as the proposal is suitable for the property and would have no adverse effect on the character of the area.

Current Planning Appeals

The Chairman gave an update on the current appeals:

15/11601 Land of the Augustus John, 116 Station Road, SP6 1DG
Newriver Property Trust No 4

(NB Proposed Legal Agreement)

One two-storey block of two flats (Outline application with details only of access)

16/10681 Land at Flaxfields End, Fordingbridge SP6 1RT Mr Ward
2 pairs semi detached houses; bike store; associated parking

16/10111 Land at Flaxfields End, Fordingbridge SP6 1RT Mr Ward
(NB Proposed Legal Agreement)
2 pairs semi detached houses; bike store; associated parking

16/10025 New Forest Water Park, Ringwood Road, SP6 2EY Mr Jury
Clubhouse with additional use for fishery manager accommodation

16/10594 Marl Cottage, Marl Lane, Fordingbridge SP6 1JR Mr Ward
Extend outbuilding & alterations to windows & doors including juliette balcony

Enforcement Control

EN/15/0037: Land to the rear of Kingfisher Cottage, Salisbury Road, Burgate, Fordingbridge, SP6 1LX

Without planning permission the material change of use of the land affected from agriculture to that for domestic purposes and the erection of a greenhouse

Case Status: Awaiting Compliance with Enforcement Notice

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

New Applications

CONS/16/1008 16 Salisbury Street, Fordingbridge SP6 1AG

Fell 1xWillow Tree

Reason for Work: Tree has become too large and unstable.

Noted by Members

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 6619 / LICTE/16/06152 - SW
Date:	21 September 2016
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	10/11/2016 19:00:00 to 12/11/2016 22:00:00
Premise Address:	Victoria Rooms Victoria Rooms, 26 Bridge Street, Fordingbridge, SP6 1AH
Applicant Details:	Nicola Salmond
Event Details:	Play - Grand Hall Sales of Alcohol 10th - 12th November 2016 19:00hrs to 22:00hrs 100 persons

8. To note any items of correspondence

The clerk advised that notification had been received from East Dorset District Council of the commencement of a review of the Christchurch and East Dorset Local Plan. The scoping consultation is open until 9th November 2016.

A consultation had also been received from the New Forest National Park Authority regarding the New Forest National Park Local Plan Review which is open until 28th November 2016 – the Clerk advised that this would be placed on the Planning Committee Agenda for the meeting to be held on 9th November 2016.

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

The clerk reported that an enquiry had been sent to Development Control at New Forest DC regarding the need for Planning Permission to convert the Old Toilet Block at the Recreation Ground for use as storage.

11. To note the date of the next meeting as Wednesday 9th November 2016

The meeting closed at 8.36pm