

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th July 2015 at 7.30pm. in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman
Cllrs Connolly, Adams, Price, Lewendon, Anstey, (A) Wilson, Hale & Perkins

In attendance: Helen Richards, Town Clerk
Tim Denne, Fordingbridge Society
Mr P Brownsey

1. To receive any apologies for absence

Apologies were received from Cllrs (G) Wilson, Earth & Paton & Cllr Sevier (NFDC)

2. To receive any Declarations of Interest

Cllr Adams made a verbal declaration of Interest in Agenda Item 6, application no. 15/10830 as a neighbouring business owner – however he remained in the room to speak and vote.

3. To confirm the minutes of the meeting held on 10th June 2015 and report any matters arising

Cllr Hale proposed and it was seconded by Cllr Connolly and therefore **RESOLVED:** that the minutes of the meeting held on the 10th June 2015 be signed as a true record. All voted in favour.

Matters Arising

Minute No. 6 – Riverside Place – No further incidents have been reported to the Council and no further update received from New Forest DC.

- Footpath 78b Puddleslosh – No further updates received. Copy of Email received from Mr Burt, requesting update from NFDC.

Minute No. 11 – Caravan Site Application, Tinkers Cross Farm – The Clerk reported that Hampshire County Council highways have objected to the application on the grounds of access and New Forest DC have confirmed that Planning Permission will be required due to the highway access objection. Further information had been provided of the application, an aerial photograph annotated with the proposals and on which it claims Planning Permission has been obtained for a house and barn on the holding – to date Planning Permission has only been granted for the barn and a temporary mobile home.

Cllr Perkins entered the meeting.

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

No matters raised.

5. To report any results on Planning Applications

15/10367 Land rear of 46 WHITSBURY ROAD, (NB: PROPOSED LEGAL AGREEMENT)

Single storey dwelling; access

Mr & Mrs Hardy

REFUSED

15/10814 LAND WEST OF A338, BICKTON LANE, FORDINGBRIDGE Mr Adams

Agricultural Barn (Agricultural Prior Notification)

Details Required (Prior Notification)

14/11533 55-57 HIGH STREET, SP6 1AS

Priory Stream Ltd

Planning Committee 08.07.15

Shopfront; brick part of window to create entrance; remove external staircase; block up door to create window; studwork walls; staircase; create 2 ensuite (Application for Listed Building Consent)

Granted Subject to Conditions

14/11532 55-57 HIGH STREET. SP6 1AS
Shopfront

Priory Stream Ltd

Granted Subject to Conditions

15/10528 2-6 BRIDGE STREET, FORDINGBRIDGE SP6 1AH Mrs Kerley - Sheerin Bettle
Architecture

Removal of Condition 2 of Planning Permission 11/97536 Code 3 sustainable homes

Application Withdrawn

6. To consider new Planning Applications

15/10717 FORDINGBRIDGE CLUB, ROUNDHILL, SP6 1AQ (Amended Plans)
Mr Harding

Three-storey building comprised: supermarket; 5 flats; demolition of existing (Outline Application with details only of access, appearance, layout & scale)

Cllr Connolly reported on the amended plans submitted for this application, which are not significantly different to the original submission. The design itself is unchanged except for the removal of a supermarket chain's logo. The scheme now includes the car park area within the red line for the site.

The Fordingbridge Society expressed concern over the vehicular access, car parking and access from Roundhill.

Following discussion on the amended plans Cllr (A) Wilson proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the previous comments made on this application still stand, *Recommend that the application be supported in principle under Option 3 but wish to raise concern over the design of the building and its impact on the character of the area and also concern regarding delivery vehicles accessing the property.*

Although the application is for Outline Permission only at the moment, access is included and further details of route of access for delivery vehicles is required. In addition, concern over the status of the car park area is raised as this is now included within the red line for the site; it is therefore assumed that the applicant has now purchased this area from New Forest District Council – details of the terms for parking in this area have not been included.

7 voted in favour, Cllrs Adams & Lewendon abstained.

15/10830 43a SALISBURY STREET, FORDINGBRIDGE SP6 1AB Gullivers Osteopathy
Use of part of ground floor as osteopathy clinic (Use Class D1)

Cllr Fulford reported on this application for change of use from a previous retail use to use as an osteopathy clinic. The premises has been vacant for approximately 2 years and cannot apparently attract further retail occupiers. It is not located within the prime shopping area.

The Fordingbridge Society support the application for investment in this area at the edge of the retail area.

Cllr Connolly proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the application be supported under Option 3 as the premises are located outside of the prime shopping

area and as it is unlikely that a new retail premises would be located here, the proposed use makes good use of an otherwise redundant building. All voted in favour.

15/10831 43a SALISBURY STREET, FORDINGBRIDGE SP6 1AB Gullivers Osteopathy
Stud walls and doors (Application for Listed Building Consent)

Cllr Fulford reported on this Listed Building application for internal works required to necessitate the change of use from retail to Class D1.

Cllr Connolly proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the application be supported under Option 3 as the works are necessary to enable the accompanying change of use and would not harm the character of the existing building. All voted in favour.

15/10866 49b SALISBURY ROAD, FORDINGBRIDGE SP6 1EH Ms S Joy
Two storey rear extension

Cllr Hale reported on the application for a 2 storey rear extension. The property has historically been divided from a larger single dwelling to form two dwellings. The building and internal rooms are narrow in dimension and the property is situated close to the boundary of the neighbouring property no. 51 – however no. 51 is set away from this communal boundary. Members agreed that the proposed extension would improve the layout of the property and would have no adverse impact.

The Fordingbridge Society has no objection to the proposal.

Cllr Adams proposed and it was seconded by Cllr Connolly and therefore **RESOLVED**: that the application be supported under Option 3 as the proposal will enhance the residential amenity of the property. All voted in favour.

15/10814 LAND WEST OF A338, BICKTON LANE, FORDINGBRIDGE Mr Adams
Agricultural Barn (Agricultural Prior Notification)

This application has now been decided Decision: DETAILS REQUIRED

Lawful Development Certificate (For Information Only)

15/10816 SCOUT HALL 1ST FORDINGBRIDGE SCOUTS, ROUNDHIL Replacement roof
(Lawful Development Certificate that permission is not required for proposal)

15/10693 17 WAVERLEY ROAD, FORDINGBRIDGE, SP6 1EU Single-storey side extension
(Lawful Development Certificate that permission is not required for proposal)

Current Planning Appeals

EN/14/0374 APP/B1740/C/15/3008337 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH
Without planning permission, the installation of two structures, namely metal shipping containers

Current Enforcement Notices

EN/15/0037 Land to the rear of KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE, SP6 1LX

Type of breach: Unauthorised Change Of Use (other) – domestic use of land

EN/01/0486 AVONSIDE FARM, SOUTHAMPTON ROAD, SP6 2JT

Type of breach:

- 1.) u/a mobile home and vehicle storage; and
- 2.) u/a conservatory and ancillary building works to u/a mobile home

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

New Applications

Case Ref: CONS/15/0628

Proposed Works: Fell 1 Conifer and 1 Holly. Prune 1 Willow and 1 Birch

Site Address:

3 Moxhams, Fordingbridge, SP6 1JE

Decisions

Application No: CONS/15/0482

Address: 21 BRIDGE STREET, FORDINGBRIDGE, SP6 1AH

Decision Date: 23/06/2015 Decision: Raise No Objections

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 5890 / LICTE/15/04283 - PW
Date:	01 July 2015
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	14/07/2015 15:00:00 to 14/07/2015 22:00:00
Premise Address:	PDQ Airspares Ltd Burgate Manor Farm, Burgate, Fordingbridge, SP6 1LX
Applicant Details:	The Bespoke Bartenders Company Owen
Event Details:	Private Event - 140 Persons Tuesday 14 July 2015 Sale of Alcohol (15:00-22:00hrs)

8. To note any items of correspondence

The clerk reported that leaflets and nomination forms had been received from New Forest NPA regarding the Building Design Awards with the closing date for nominations being 30th October 2015.

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

The Clerk reported that following a report of an untidy garden at 89 Station Road a complaint had been raised with New Forest District Council. The Environmental Health Team are already aware of this property and will investigate to ascertain if vermin or rubbish is present.

Cllr Fulford reported that issues were ongoing at Butt Lawn Farm, Frog Lane with regard to residential occupancy of a holiday unit – Enforcement Team investigating.

Cllr Hale reported on a briefing attended given by David Groom, Development Control Manager, New Forest DC. Items discussed included:

- Code for Sustainable homes
- Material considerations for Planning applications – there is no right to light but overlooking is a valid Planning reason,
- Permission applies to the land and not the person (query whether this applicable for work from home applications)

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- 95% of applications are decided under the Scheme of Delegation – decided by officers rather than Committee
- Parish and Town Councils should be the “local voice”

Members discussed holding a briefing session using the PowerPoint from David Groom’s presentation these would ensure that all members are better informed to be able to make recommendations on Planning Applications – Town Clerk to advise on available dates.

10. **To note the date of the next meeting as Wednesday 12th August 2015.**

The meeting closed at 9.05pm