

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 14<sup>th</sup> May 2014 at 7.30 pm. in the Town Hall**

#### Present:

Cllrs Fulford, G Wilson, A Wilson, Perkins, Lewendon, Hale, Price & Anstey

#### In attendance:

Mrs H Richards, Town Clerk  
Mr G Kimmings, The Fordingbridge Society  
5 members of the public

#### **1. Apologies** Cllrs Adams, Connolly & Buchanan

#### **2. To receive any Declarations of Interest**

Cllr Fulford declared an interest in Agenda Item 6, planning application relating to 2 Yew Tree. Court

#### **3. To confirm the minutes of the meeting held on the 9<sup>th</sup> April 2014 and report on any matters arising**

It was proposed by Cllr Lewendon and seconded by Cllr Anstey and **RESOLVED**: that the minutes of the meeting held on the 9<sup>th</sup> April 2014 be signed as a true record.

#### Matters Arising

**Planters, Church Street** – Cllr Perkins reported that he had ascertained from a resident of Timbermill Court that the planters had been positioned in Church Street by the residents of Timbermill Court with the permission of the landowner, Mr Shering. This was to prevent vehicles being parked on the visibility splay serving the access road to the development. However a query remained over the ownership of this land.

#### **4. To receive any matters raised by members of the Public**

Burgate School Travel Plan/Parking – G Kimmings, Fordingbridge Society raised concern over the lack of consultation with and discussion by Fordingbridge Town Council. Cllr Fulford advised that this had been raised at the Community Management meeting and additional parking was planned within the school car park.

Footpath 78b Puddleslosh Lane – Mr C Burt informed the meeting that he had expressed concern to Hampshire County Council (HCC) regarding this footpath, the erection of an electric fence adjacent to the path and the condition of the surface of the path following the removal of a hedgerow. Cllr Fulford informed the meeting that she had recently visited the area and had complained to HCC and would urge others to do the same.

#### **5. To report any results on Planning Applications**

**14/10026 Land r/o 24 CHURCH STREET, SP6 1BE  
(NB: PROPOSED LEGAL AGREEMENT)**

**Mr Ian Lemon**

Conversion & extension of outbuildings to create 1 dwelling; parking; access  
Granted subject to conditions

**14/10286 Little Pixies, Southampton Road, SP6 1AP**

**Mr Ian Lyndsey**

Detached garage/car port with room over, demolish existing  
Refused

**14/10299 Bickton Ash, Bickton Lane, Bickton SP6 2HA** **Mr Glynn Emmett**  
Outbuilding  
Granted Subject to Conditions

**14/00150/FULL MEWS HILL, SOUTHAMPTON ROAD, SP6 2JT** **Mr Sweeney**  
One and two storey extensions  
Granted Subject to Conditions

**14/10352 Land at EAST MILLS, SOUTHAMPTON ROAD, FORDINGBRIDGE**  
Agricultural barn for machinery & feed store **Mr & Mrs Raymond Lockyer**  
Granted Subject to Conditions

### **Prior Notification Development (information only) Decisions**

**14/10412 21 PICKET CLOSE, FORDINGBRIDGE SP6 1JX** **Mr & Mrs T Laidler**  
Single-storey rear extension (Prior Approval Application)  
GPD Approved

### **Appeal Decisions**

#### **Adjacent Parish - Sandleheath**

**Appeal Ref: APP/B1740/A/14/2211216 PA 13/11035** **Mr Derek Melville**  
**Hurley Farm, Marl Lane, Sandleheath, Fordingbridge SP6 1NY**  
House; demolition of existing  
Appeal Dismissed

### **6. To consider new Planning Applications**

**14/10467 2 Yew Tree Court, Fordingbridge SP6 1NP** **Mr Portsmouth**  
First-floor side extension; fenestration alterations

Cllr A Wilson reported that this property is within the Conservation Area. The proposal is for a first floor extension above the existing garage in materials to match the existing. Although the proposal may make the area appear cramped, there would no impact on the residential amenity of neighbouring properties or the character of Conservation Area.

The Fordingbridge Society have no objections.

It was proposed by Cllr Anstey and seconded by Cllr Perkins and **RESOLVED**: that the application be supported under Option 3 as the proposal will have no impact on the residential amenity or character of the Conservation Area.

**14/10490 5 PENNY'S LANE, FORDINGBRIDGE SP6 1HQ** **Mr & Mrs Manston**  
Roof alterations and extension; rear conservatory; roof alterations and extension to detached garage

Cllr E Hale reported that although the site is in Pennys Lane, the proposal is to the rear of the property backing onto Whitsbury Road. The roof alterations (pitched roof replacing flat roof) would create more space upstairs. Although the property is situated close to the boundary to the side, there would be no impact on the residential amenity of neighbouring property.

The Fordingbridge Society have no objections.

It was proposed by Cllr Perkins and seconded by Cllr Price and **RESOLVED**: that the application be supported under Option 3 as the proposal will have no impact on the residential amenity of neighbouring property.

**14/10524 35 SHAFTESBURY STREET, SP6 1JF Mr Johnson – Branksome China Ltd**  
1 terrace of 4 houses; access; parking; landscaping; demolition of existing (Outline Application with all matters reserved)

Cllr R Fulford reported that the former business, Branksome China had ceased trading some time ago. Most other buildings in the locality are residential. The application is an Outline Application with all matters reserved. The existing building is the former Cinema and is in art-deco style and as such is a landmark in the town; the building(s) of the site are of varying age and are in poor condition. The Design and Access statement states that non-residential use is not viable and conversion of the existing buildings is not possible.

Cllr Fulford suggested that other non-residential uses should be considered, retail and employment or light industrial. Interest has been expressed for use as business but it is unknown to what extent non-residential use has been investigated.

Local residents raised concern over the loss of a local landmark and while there is no objection to residential use in principle, there are concerns over parking proposals for the development. The application suggests 4 houses, with provision for 4 allocated parking spaces and access to these spaces was questioned both in terms of right of access and also space restrictions. No Highway representations had been received at the time of the meeting. General discussion then followed regarding potential contamination of the site and the need for a full report, drainage and flooding risks and any Developer Contributions and the requirement for the application to sign the draft Head of Terms.

Members also raised concerns regarding the apparent lack of a market campaign of the existing building and use prior to the planning application; it would be preferable to retain and preserve the front of the building in terms of conservation; light industrial use could prove to be too restrictive within the residential area.

The Fordingbridge Society regrets the loss of employment but would support re-development for residential use in principle.

It was proposed by Cllr Hale and seconded by Cllr Lewendon and **RESOLVED**: that the application be refused under Option 4 as there was lack of evidence that a business use was not viable and that the proposal would be overdevelopment of the site.

**14/10493 FLUFFETTS FARM, FRYERN COURT RD, SP6 1ND Jara Farms Limited**  
Installation of 436 solar panels; meter cabinet

Cllr B Perkins described the site and proposal and informed the meeting that the photovoltaic panels were not reliant on sunlight. The meeting was presented with photographs of the existing site and proposed location and dimensions of the panels. Chickens and other animals would be able to graze underneath of the panels which would be 1m from ground level. Two objections to the application had been received to date. Concern was expressed about the siting of the proposal, would this lead to further development?

The Fordingbridge Society agree in principle but have concerns regarding the lengths of the array of panels and the visual impact of this pattern.

It was proposed by Cllr Fulford and seconded by Cllr Anstey and **RESOLVED**: that the application be supported under Option 3 as it will supported an existing agricultural enterprise, however a query was raised regarding the pattern of the array of panels.

**14/10536 FORGE COTTAGE, BICKTON LANE, BICKTON SP6 2HA Mr Holland**  
Outbuilding for home office/hobby room

**14/10537 FORGE COTTAGE, BICKTON LANE, BICKTON SP6 2HA Mr Holland**  
Repair and restore the Forge: new concrete floor, new rear door and front window and replacement front doors; internal waterproof roof membrane; demolish the cartshed; single-storey outbuilding (Application for Listed Building Consent)

Cllr G Wilson reported that the proposal was for replacement of an outbuilding within a large curtilage of a Listed Building – outbuilding not separately listed. The existing outbuildings consist of a forge building which has already been repaired and an attached cart shed, subject of this application. The proposal will be carried out sympathetically with the existing buildings and will use the same materials. The Case Officer has no concerns and the Conservation officer's views are pending.

The Fordingbridge Society raised no objection.

It was proposed by Cllr Lewendon and seconded by Cllr Perkins and **RESOLVED**: that the application be supported under Option 3 as it will improve the current buildings and character of the listed building.

**14/10500 34-36 PROVOST STREET, FORDINGBRIDGE SP6 1AY DIGNITY FUNERALS**  
Repaint shop fascia, window & door; display 2 non-illuminated post mounted signs (Application for Listed Building Consent)

Cllr A Lewendon reported that this application was for the Listed Building consent only and consent to display the signs was subject to a separate Advertisement application. The proposal to repaint is using the same colour as existing.

The Fordingbridge Society has no objections.

It was proposed by Cllr Hale and seconded by Cllr Anstey and **RESOLVED** that the application be supported under Option 3 as there would be no impact on the character of the Conservation Area.

**14/10589 SEQUOIA FARM, PUDDLESLOSH LANE, SP6 1NH Miss Fletcher**  
Retention of access, hard-standing and turning area

Cllr R Fulford stated that the late submission of the Agricultural Appraisal relating to this site would not be assessed at this meeting as it was not submitted before production of the Agenda.

The application relates to the retention of the access, hard-standing and turning space only. While bearing in mind Policy CS1 of the Core Strategy which protects the countryside, New Forest District Council are sympathetic to farming diversification. The impact on the open countryside should be considered and is the subject of this application necessary. The site is located within a River Valley Area of Natural Beauty. While the application is for access only it is strongly linked to concerns over viability and sustainability of the agricultural enterprise – the outcome of which have previously been

discussed by Fordingbridge Town Council and notification of the outcome of that application is awaited from New Forest DC.

The Design and Access refers to Puddleslosh Lane as “a well-used route followed by domestic and large agricultural vehicles” although this is contested and Puddleslosh Lane is designated as a Bridleway only with no vehicular rights.

Local residents are concerned over the impact on open space.

The Fordingbridge Society strongly objectives as there is no justification for the retention of the hard-standing and turning area.

It was proposed by Cllr Fulford and seconded by Cllr Anstey and it was **RESOLVED**: that the application be refused under Option 4 as there is no sustainable plan and it would affect the character of the area.

### **Lawful Development Certificate**

**14/10508      10 VIMOUTIERS COURT, SP6 1NN      Mr & Mrs Wilsher**  
Single-storey rear extension; use of part of garage as ancillary living accommodation (Lawful Development Certificate that permission is not required for proposal)

### **Prior Notification Development (information only)**

**Tree Works** - Details can be viewed on the web site at : [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)

#### **CON/14/0529 PARSONAGE HOUSE, GREEN LANE SP6 1JT**

- 1) - Take down unsafe branches to the right of the drive.
  - 2) - Remove small tree to left of front drive.
  - 3) - Remove overhanging branches on the tennis court.
  - 4) - Remove large tree at back of tennis court.
  - 5) - Remove small tree, disturbing hedge to the front right of the garage.
- Reason for work – Essential maintenance as trees considered old and unsafe.

#### **TPO/14/0526    LAND R/O 3 ASHBURN PLACE (LAND FORMERLY KNOWN AS LAND R/O ASHBURN HOTEL, STATION ROAD) FORDINGBRIDGE.**

G1 1 x Ash - Fell.

Reason for Work: Leaning and suppressed tree.

#### **R14/15/14/0517 1 Yew Tree Court, Fordingbridge**

Fell - root heaved Pine Tree

For Information Only - No Comments Required

**Tree Works – Decisions** - Details can be viewed on the web site at : [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)

#### **CONS/13/1015 AVONSIDE, SOUTHAMPTON ROAD, SP6 2JT**

Horse Chestnut – fell

Lime – Fell

No Objections

**CONS/14/0391 8 MOXHAMS, SP6 1 JE**

Alder – Fell

No objections

**CONS/14/0407 21 BARTONS ROAD, SP6 1JD**

Fir Tree – re-shape

Holly Tree – re-shape

No objections

**New TPO – 23<sup>rd</sup> April 2014**

**TPO/0008/14 Site off Puddleslosh and Marl Lane, Fordingbridge**

Reason for TPO - *it is considered that premature removal or extensive pruning of trees would result in the loss of an amenity to the local environment.*

All tree works were noted by members.

**7. To consider any Licensing Act 2003 applications**

TEN 5110 / LICTE/14/02488 - SW

**Temporary Events Notice**

**19/07/2014 10:30:00 to 19/07/2014 17:00:00**

**Fordingbridge Recreation Ground, Ringwood Road,  
Fordingbridge**

**Patrick Celsus Inskip**

6th Annual Rotary Club of Fordingbridge Summer Festival

Sale of alcohol and regulated entertainment

19th July 2014

10:30hrs to 17:00hrs

100 persons

TEN 5096 / LICTE/14/02378 - SW

**Temporary Events Notice**

**04/07/2014 19:00:00 to 08/07/2014 22:00:00**

**St Mary's Church Hall St Marys Church Hall, Church  
Office, 62 Church Street, Fordingbridge, SP6 1BE**

**Finch**

Flower Festival

Sale of alcohol

4th to 8th July 2014

19:00hrs to 22:00hrs

150 persons

<b>Our Ref:</b>	TEN 5158 / LICTE/14/02929 - SW
<b>Date:</b>	13 May 2014
<b>Application Type:</b>	<b>Temporary Events Notice</b>
<b>Date(s) Of Proposed Event:</b>	<b>21/06/2014 11:00:00 to 21/06/2014 15:00:00</b>
<b>Premise Address:</b>	<b>Our Lady of Sorrows &amp; St Philip Benizi RC Church St Mary And St Philips Catholic Church, 15 Salisbury Road, Fordingbridge, SP6 1EG</b>
<b>Applicant Details:</b>	<b>Anthony Lane</b>
<b>Event Details:</b>	Summer Fayre Sale of alcohol and regulated entertainment 21/06/2014 11:00hrs to 15:00hrs 100 persons

<b>Our Ref:</b>	TEN 5136 / LICTE/14/02707 - SW
<b>Date:</b>	06 May 2014
<b>Application Type:</b>	<b>Temporary Events Notice</b>
<b>Date(s) Of Proposed Event:</b>	<b>13/06/2014 19:00:00 to 13/06/2014 23:00:00</b>
<b>Premise Address:</b>	<b>St Marys Church Hall, Church Office, 62 Church Street, Fordingbridge, SP6 1BE</b>
<b>Applicant Details:</b>	<b>Tanya Hollands</b>
<b>Event Details:</b>	Fashion Show Sale of alcohol 13/06/2014 19:00hrs to 23:00hrs 120 persons

Noted by members.

**8. To discuss Wiltshire Council's consultation regarding scope of Gypsy & Traveller Development Plan Document & the Sustainability Appraisal.**

Members noted the document and it was AGREED that no response would be made.

**9. To discuss Wiltshire Core Strategy Consultation on Schedule of Proposed Modifications and associated documents April 2014**

Members noted the document and it was AGREED that no response would be made.

**10. To note any items of correspondence**

New Forest District Council – The Clerk informed members of the receipt of the Adoption Statement of the New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management – Adopted 14<sup>th</sup> April 2014

New Forest District Council – The Clerk informed members of the receipt of notification of adoption of the New Forest District (outside the National Park) Community Infrastructure Levy Charging Schedule – Adopted 14<sup>th</sup> April 2014

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

The Clerk advised the meeting that new legislation relating to Permitted Development Rights had come into force on April 6<sup>th</sup> 2014.

**12. To note the date of the next meeting as 11<sup>th</sup> June 2014.**

The meeting ended at 9.35pm.