

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th June 2019 at 7.30pm in the Victoria Rooms (Minutes subject to approval at the next meeting of the Committee)

- Present:** Cllr Hale - Chairman
Cllrs Adams, Anstey, Earth, Jackson, Lewendon, Mouland, Paton, Perkins, White & Wilson.
- In attendance:** Mr P Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk
The applicant of 19/10539

1. To elect a chairman

Cllr Earth proposed and it was seconded by Cllr Lewendon that Cllr Hale be appointed chairman of the planning committee. There were no other proposals. All in favour.

2. To elect a vice chairman

Councillors considered that Cllr Paton would be a good candidate for vice chairman. As Cllr Paton was absent from this meeting, it was decided to postpone this item until the next planning committee meeting.

3. To receive any apologies for absence

Apologies were received from Cllr Paton.

4. To receive any Declarations of Interest

Cllr Adams declared an interest in application 19/10538 as the applicant is his grandson. He would leave the meeting for the debate and not vote.

Cllr Adams declared an interest in application 19/10539 under agenda point 8 by virtue of being a trade supplier to an interested party. Cllr Adams stated he would remain in the room but would not speak or vote.

Cllr Jackson declared an interest in application 19/10539 under agenda point 8 as he is a near neighbour. Cllr Jackson stated he would remain in the room but would not speak or vote.

Cllr Perkins declared an interest in application 19/10539 under agenda point 8 as he has a connection to the site. Cllr Perkins stated he would remain in the room but would not speak or vote.

Cllr Goldsmith declared an interest in application 19/10261 under agenda point 8 as he parks his car in the vicinity of the application. Cllr Goldsmith stated he would remain in the room but would not speak or vote.

Cllr Wilson declared an interest in application 19/10539 under agenda point 8 as her husband carries out work for the applicant. Cllr Wilson stated she would remain in the room but would not speak or vote.

5. To confirm the minutes of the meeting held on 1st May 2019 and report any matters arising

Cllr Mouland proposed and it was seconded by Cllr White and therefore **RESOLVED:** that the minutes of the meeting held on the 1st May 2019 be signed as a true record.

Matters arising:

Agenda Item 3. – Cllr Lewendon reported that the board walk at the SANG on Whitsbury Road still has no handrail on the higher sections.

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

No matters raised.

7. To report any Results on Planning Applications, Appeals, Tree Works Applications & Tree Preservation Orders made

Application 19/10368

SITE: Land rear of 14 SHAFTESBURY STREET, SP6 1JF
DESCRIPTION: Bungalow; turntable parking
DECISION: Withdrawn by Applicant

Application 19/10318

SITE: 1 BEDFORD CLOSE, FORDINGBRIDGE SP6 1HE
DESCRIPTION: Conservatory
DECISION: Granted Subject to Conditions

Application 19/10343

SITE: 30 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES
DESCRIPTION: Single-storey side extension; front porch
DECISION: Granted Subject to Conditions

Application 19/10344

SITE: LONGWOOD HOUSE, 14 LANGLEY GARDEN, SP6 1QL
DESCRIPTION: Single-storey rear extension, replacement porch, raised terrace & 3 metre high acoustic timber fence to east boundary
DECISION: Granted Subject to Conditions

Application 19/10330

SITE: 1 BURNHAM ROAD, FORDINGBRIDGE SP6 1HD
DESCRIPTION: Single-storey side extension
DECISION: Granted Subject to Conditions

Application 19/10375

SITE: Land rear of 25-31 PROVOST STREET, SP6 1AY
DESCRIPTION: Bungalow; access; parking; demolition of extensions to 25 and 27 Provost Street and re-roof with slate and replace windows and construction of rear porch canopy.
DECISION: Granted Subject to Conditions

Tree Work Decisions

No tree work decisions to report.

8. To consider new Planning Applications

19/10538	22 SALISBURY STREET, FORDINGBRIDGE SP6 1AF	Mr Lockyer - Lockyer Properties Ltd
Use of first floor office as flat; first-floor rear extension; roof light; new front entrance		
<p>Cllr Adams had declared an interest and left the room.</p> <p>Cllr Lewendon presented this application. The property was originally a shop with a flat above before being converted into offices. Now the proposal is for a separate flat with independent access; a door will be added at the front of the building and a two-storey extension to the rear. There will be no available parking at the property.</p> <p>Cllr Anstey was concerned how much of a shop will be left, how it would have no storage and whether it would be a front for residential accommodation. Cllr Hale thought it was a good use of empty space and would support business in the town.</p> <p>The lack of parking was discussed by the Council however, this cannot be the sole reason to reject a planning application and the parking would be addressed by different means.</p> <p>Cllr Perkins proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR 3 as the application retains retail use and provides accommodation, however the lack of parking in Salisbury Street is a concern and this issue needs to be addressed. All in favour.</p> <p>Cllr Adams re-entered the room</p>		
19/10562	27 PENNYS LANE, SP6 1HH	Mr & Mrs Newborough
Two-storey side and rear extension		
<p>Cllr Perkins reported that this property is on a large plot of land and the application would turn the house into a nice family home. Cllr Hale considered it strange that there would be a large blank wall up to the boundary and next to the footpath</p> <p>Cllr White proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend permission under PAR 3 as it improves the footprint of the property to make a substantial family home and there is no effect on the immediate neighbours. All in favour.</p>		

19/10539	1-3 PROVOST STREET, FORDINGBRIDGE SP6 1AY	Crownshade Ltd - Crownshade Ltd
<p>Development of 8 dwellings comprised 2 terraces of 3 houses; 1 detached house; Use of outbuilding as dwelling & associated one & two-storey extensions; parking; demolition of existing dwellings</p> <p>Cllr Anstey reported on this application consisting of eight dwellings. There have been several pre-application enquiries which raised fundamental concerns, however it was felt by NFDC that the advice given hadn't been responded to by the applicant or the agent and therefore there was no option but to recommend refusal. The weakest aspect is the proposed landscaping which adversely impacts on the green and open spaces.</p> <p>The applicant reported that the current scheme is a result of the meetings and discussions with the conservation officer and detailed the changes that had been made to the original planned design.</p> <p>Cllr Lewendon asked how prominent the buildings would be from Provost Street. The applicant responded that the houses would be similar to those already built in Farriers and Saddlers Close. Cllr Jackson asked how the land is currently used. The applicant responded that one house is lived in, the other is derelict. There are also outbuildings. In the applicant's view the land is not being used for anything productive. Cllr Jackson observed that there is pressure for living accommodation within walking distance from the town.</p> <p>Cllr Anstey reported that although the site has potential, the case officer's report raises many issues.</p> <p>Cllr Anstey proposed to accept the decision reached by the District Council's officers under their delegated powers (PAR 5). There was no seconder.</p> <p>Cllr Lewendon proposed and it was seconded by Cllr White and therefore RESOLVED to recommend permission under PAR 3 as it makes use of currently derelict site and in keeping with others in area. 7 in favour, 1 against.</p>		

19/10599	15 AVON MEADE, FORDINGBRIDGE SP6 1QR	Mr & Mrs Paterson
<p>Two-storey rear extension</p> <p>Cllr Hale reported on this application. The proposal is to add a small extension at the back of the house and to move the bathroom. The properties are staggered and although the extension is visible from the footpath it is not overly prominent in street scene.</p> <p>Cllr Mouland proposed and it was seconded by Cllr Wilson and therefore RESOLVED to recommend permission under PAR 3 as the extension doesn't affect anybody, is a small extension and makes good use of the property. All in favour.</p> <p>The applicant for 19/10539 left the meeting.</p>		

19/10602	17 VICTORIA ROAD, SP6 1DD	Mr Bishop
Detached garage		
<p>Cllr Mouland reported that the proposal is to replace an old wooden garage with a new double garage, situated further back from the original. The Case Officer reports that the street scene will be altered, Cllr Mouland believes it would be enhanced. The application doesn't affect the neighbours.</p> <p>Cllr Perkins proposed and it was seconded by Cllr White and therefore RESOLVED to recommend permission under PAR 3 as it improves the site. All in favour.</p>		
19/10590	OAKTREE COTTAGE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Clifford
Porch		
<p>Cllr Earth presented. The application is to build a porch and small boot room in keeping with the property. The door will be moved to the side of the house.</p> <p>Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore RESOLVED to recommend permission under PAR 3 as these are minor works. All in favour.</p>		
19/10395	Land rear of 8-10 HIGH STREET, FORDINGBRIDGE SP6 1AX	- Tygwin Ltd
House; demolition of existing shop store		
<p>Cllr Lewendon presented this application.</p> <p>Cllr Earth proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend permission under PAR 3 as it's in keeping with the flats next door and the whole area will be tidied up, refurbished and improved. All in favour.</p>		
19/10396	8-10 HIGH STREET, FORDINGBRIDGE SP6 1AX	- Tygwin Ltd
House; demolition of existing store (Application for Listed Building Consent)		
<p>Cllr Earth proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend permission under PAR 3 as it's in keeping with the flats next door and the whole area will be tidied up, refurbished and improved. All in favour.</p>		
19/10541	TAYLORS FOUR, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Ms Taylor
Manège/riding arena		
<p>Cllr White presented this proposal for a new manège. The main concern was the access to the site as Bickton Lane is narrow. It wasn't clear in the application whether it would be for private or public use – if public then more traffic could reasonably be expected which could be an issue. A decision could not be reached due to insufficient information.</p> <p>Action: Town Clerk to ask NFDC whether this application would be for private or public use.</p>		

19/10491	20 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DN	Mr & Mrs Wade
Single-storey side & rear extension		
Cllr Wilson presented.		
Cllr Earth proposed and it was seconded by Cllr White and therefore RESOLVED to recommend permission under PAR 3 as there will be no impact on the neighbours and there is no impact on the street scene. All in favour.		

19/10261 (Reconsultation)	Island House, 43 High Street, Fordingbridge SP6 1AS	- Blisswood Homes
Use of building as 3 dwellings, fenestration alterations, porches; balcony, parking & bin store		
Cllr Perkins presented this application. The original application had been approved, Cllr Perkins considered this design to be an improvement. The original plans showed two dwellings, the plans have now been altered to create three dwellings.		
Cllr Wilson proposed and it was seconded by Cllr Moulard and therefore RESOLVED to recommend permission under PAR 3 as we supported it last time. All in favour.		

Members noted the following tree works applications

Case Ref: TPO/19/0227
Proposed Works: Prune 1 x Oak tree
Site Address: 28 Lyster Road, Fordingbridge, SP6 1QY

Case Ref: CONS/19/0365
Proposed Works: Crack Willow x 1 - Section Fell in parts
 Ash x 1 - Reduce
 Ash x 1 - Section fell in parts
Site Address: Bickton House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

Case Ref: CONS/19/0377
Proposed Works: Magnolia x 1 - Fell
 Willow x 1 - Coppice
 Sycamore x 1 - Crown raise
 Sycamore x 1 - Fell
Site Address: 34 Salisbury Street, Fordingbridge, SP6 1AF

9. To consider any Licensing Act 2003 applications

Our Ref:	TEN 8362 / LICTE/19/02274 - JH
Date:	03 May 2019
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	20/07/2019 10:30:00 to 20/07/2019 17:00:00
Premise Address:	Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Event Bars South Ltd Josh Pugh
Event Details:	Fordingbridge Festival The Sale of Alcohol 20/07/2019 10.30 - 17.00 200 Persons

Our Ref:	TEN 8373 / LICTE/19/02334 - KH
Date:	08 May 2019
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	20/07/2019 10:00:00 to 20/07/2019 20:00:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Jane Elizabeth Ray
Event Details:	Country show Sale of alcohol 20.07.2019 10.00 - 20.00 150 persons

Our Ref:	TEN 8398 / LICTE/19/02435 - JG
Date:	13 May 2019
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	20/07/2019 10:00:00 to 20/07/2019 18:30:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Antony Digweed
Event Details:	Fordingbridge Festival Sale of Alcohol 20/07/2019 1000 - 1830hrs 200 persons

10. To note any items of correspondence

Marl Lane

The Assistant Clerk read an email from Nichola Windebank, Senior Planning Implementation and Enforcement Officer at NFDC, to the Council regarding Marl Lane. Nichola Windebank confirmed that Article 4 is still on the land. To the best of her knowledge there are no open cases on the land between Sequoia and Lone Star. Her last involvement was with the stable block which NFDC concluded did not require planning permission. She said that the structures at Sequoia farm will be assessed once the Mobile Home has been removed and that this is being pursued. She understands the intention is to clear the site and relocate. No action has been taken on the Connors caravan although NFDC are aware of it. Sunnyside farm is being dealt with by Nichola's colleague Sarah Barnes - if anyone wishes to provide her with evidence of the period of occupation of the site owners she would be happy to receive it. NFDC could not accept anonymous information as evidence, assumptions and hearsay would also not be sufficient. Nichola Windebank offered to open further cases on the land between Sequoia and Lone Star and on the Connors caravan if there are complainants.

Cllr Wilson reported that in Cllr Ann Sevier's email on 23rd May, Cllr Sevier stated that there is an enforcement notice on this land and the public should phone the police on 101 if they saw anyone taking caravans onto the land as this would be a criminal offence. However, Nichola Windebank's email stated there were no enforcement cases on the land and therefore this wouldn't be an offence. Cllr Wilson thought that the information from Cllr Ann Sevier and Nichola Windebank conflicted and she wants greater clarity on this matter. Cllr Wilson is concerned that as Penny Farthing has the option to buy the land nothing would be done by NFDC, even though it could be years before this land is developed. Cllr Wilson asked that a senior planning officer from NFDC come to a Town Council meeting and explain the situation – what are permitted development rights on agricultural land.

Cllr Hale thought it would be a good idea to get the land tidied up. Cllr Sevier had said at the General Council meeting on 5th June that there is a possibility this issue could be allowed to drift along.

Action: Town Clerk to request a senior planning officer speak to Town Council

Crown Inn, 62 High Street, Fordingbridge, SP6 1AX

The Site Monitoring Officer has visited the site to investigate the alleged breach of planning control (large area of decking in car park). She reported that the owners have added advertising to the development. The investigation is ongoing.

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

Nothing further to report.

12. To note the date of the next meeting as Wednesday 10th July 2019.

The meeting closed at 9.13pm.