

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th March 2020 at 7.30pm in the Town Hall

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

Present: Cllr Hale - Chairman
Cllrs Adams, Anstey, Earth, Goldsmith, Jackson, Lewendon, Mouland, Paton, Perkins & Wilson.

In attendance: Mr P Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk
Cllr Ann Bellows (NFDC)

1. To receive any apologies for absence

Apologies were received from Cllr White.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 12th February 2020 and report any matters arising

Cllr Wilson proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED**: that the minutes of the meeting held on the 12th February 2020 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, Appeals, Tree Works Applications & Tree Preservation Orders made

Application 19/11567

SITE: 5 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, SP6 3DA
DESCRIPTION: Removal of condition 1 of planning permission RFR XX 01052 to allow the removal of the agricultural occupancy condition
DECISION: Granted Subject to Conditions

Application 19/10339

SITE: PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE SP6 1JT
DESCRIPTION: First-floor rear extension.
DECISION: Refused

Application 19/10340

SITE: PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE SP6 1JT
DESCRIPTION: First-floor rear extension; create opening through first floor gable wall (Application for Listed Building Consent)
DECISION: Refused

Application 19/11570

SITE: 10 AVON MEADE, FORDINGBRIDGE SP6 1QR
DESCRIPTION: Proposed rear conservatory
DECISION: Granted Subject to Conditions

Application 19/11410

SITE: THE ARTIST STUDIO, YEW TREE COTTAGE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LY
DESCRIPTION: Use of a building as a dwelling house within Use Class C3, in breach of condition 4 of planning permission 95/56337 (Lawful Use Certificate for retaining an existing use or operation)
DECISION: Was Lawful

Application 19/11586

SITE: 6 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, SP6 3DA
DESCRIPTION: Use as dwelling in breach of agricultural occupation condition (Lawful Use Certificate for retaining an existing use or operation)
DECISION: Was Not Lawful

Application 19/11436

SITE: 71D HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Change of use, for Room 2 of Unit 4, from D1 to A1; The room would be used as an office for an electrical contracting company, and also for retail of electrical items such as light bulbs, light fittings and sockets/switches
DECISION: Granted Subject to Conditions

Application 19/10939

SITE: WEST COTTAGE, 1 WAVERLEY ROAD, SP6 1EU
DESCRIPTION: Dwelling; associated parking
DECISION: Granted Subject to Conditions

Application 19/10990

SITE: CROSS COTTAGE, SALISBURY ROAD, BURGATE, SP6 1LX
DESCRIPTION: Car port
DECISION: Granted Subject to Conditions

Appeal Decisions

Appeal Ref: APP/B1740/W/19/3238093

Application 18/11690

SITE: CLUB HOUSE, NEW FOREST WATER PARK, RINGWOOD ROAD, SP6 2EY
DESCRIPTION: Three-storey extension; extend side dormers; balcony; rooflights; garage/store
DECISION: The appeal is dismissed

Tree Work Decisions

No tree works decisions

6. To consider new Planning Applications

19/10905	THE ORCHARD, 19 BARTONS ROAD, SP6 1JD	Mr & Mrs Sains
Conversion and extension of an existing garage to form a garage and annexe		
For details of this application please click on the following link: view online here		
Cllr Anstey proposed and it was seconded by Cllr Mouland and therefore RESOLVED to recommend permission under PAR3 as there is no adverse effect on amenities, with the caveat that the conditions of the Conservation officer must be met. All in favour.		
20/10152	54 WHITSBURY ROAD, FORDINGBRIDGE, SP6 1LA	Mrs. Corben
Replacement single storey extension		
For details of this application please click on the following link: view online here		
Cllr Adams proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR3 as there is no impact on the neighbouring properties or parking. All in favour.		
20/10160	LAND OF FOREST VIEW, SALISBURY ROAD, BURGATE SP6 1LX	Mr Peirson-Hagger - Pennyfarthing Homes
Erection of 4 bedroom detached cottage; formation of repositioned access; erection of new front boundary wall following demolition of garages and outbuildings		
For details of this application please click on the following link: view online here		
Cllr Anstey reported that there is an issue with the status of this land. The site is currently deemed to be in the countryside and therefore under current legislation the application should be refused. However, the local plan review will incorporate this plot of land into site 18 which will eventually become a built up area. The applicants had been advised not to submit a planning application until the emerging local plan has been adopted.		
Cllr Jackson proposed and it was seconded by Cllr Adams to recommend PAR5, happy to accept the decision reached by the District Council's officers under their delegated powers.		
Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore RESOLVED to recommend permission under PAR3 as the design of the house is good, but with the caveat that the status of the land must be decided first. 9 in favour, 2 against.		
20/10196	GREENHILLS, 14 JUBILEE ROAD, FORDINGBRIDGE, SP6 1DP	Mr & Mrs Quayle
Single Storey Side Extension		
For details of this application please click on the following link: view online here		
Cllr Mouland reported that the garage and car port will be replaced with an extension.		
Cllr Paton proposed and it was seconded by Cllr Anstey and therefore RESOLVED to recommend permission under PAR3 as it improves the living space and amenities. All in favour.		
20/10233	PARSONAGE FARM, GREEN LANE, FORDINGBRIDGE SP6 1JT	Mr Parkin
Demolition of part of south wall in conjunction with single storey extension and alterations to windows in west elevation		
For details of this application please click on the following link: view online here		
Cllr Mouland proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend permission under PAR3 as it doesn't anyone else. All in favour.		

7. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: CONS/20/0063
Proposed Works: Ash x 1 - Reduce
Site Address: 16 West Street, Fordingbridge, SP6 1JH

Case Ref: CONS/20/0082
Proposed Works: Fell 2 x Eucalyptus trees
 Prune group of mixed tree species alongside highway
Site Address: Avonside, Southampton Road, Fordingbridge, SP6 2JT

Case Ref: CONS/20/0070
Proposed Works: Eucalyptus x 1 Fell
 Leylandii x 1Fell
Site Address: 61 Church Street, Fordingbridge, SP6 1BB

Case Ref: CONS/20/0072
Proposed Works: Yew x 1 - Reduce
Site Address: 29 Bartons Road, Fordingbridge, SP6 1JD

Case Ref: TPO/20/0065
Proposed Works: Walnut Tree x 1 - Reduce
Site Address: 6 Pembridge Road, Fordingbridge, SP6 1QJ

Case Ref: CONS/20/0099
Proposed Works: Birch x 1 - Reduce
 Liquid Amber x 1 - Reduce
 Cherry x 1 - Reduce
 Sorbus x 1 - Reduce
 Alder x 2 - Reduce
Site Address: 5 Westgrove, Fordingbridge, SP6 1LS

8. To consider any Licensing Act 2003 applications

Members considered the following Premises Licence applications.

Our Ref:	TEN 9030 / LICTE/20/00850 - PS
Date:	17 February 2020
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	21/03/2020 19:00:00 to 21/03/2020 22:30:00
Premise Address:	Church Hall St Marys Church, Church Street, Fordingbridge, SP6 1BE
Applicant Details:	
Event Details:	Fundraising Social event - sale of alcohol 21/03/2020 19:00 - 22:30 hrs 95 people

Our Ref:	TEN 9039 / LICTE/20/00953 - KS
Date:	21 February 2020
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	08/05/2020 14:00:00 to 08/05/2020 23:00:00
Premise Address:	Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Fordingbridge Town Council Paul Goddard
Event Details:	Music Event to celebrate the 75th anniversary of VE Day The provision of regulated entertainment The provision of late night refreshment 08/05/2020 14:00 - 23:00 499 Persons

9. To note any items of correspondence

Metis Homes had written with an update on proposals for the land at Burgate acres. They have submitted a planning application (planning application 20/10228) for 74 homes on this site. Members agreed that Fordingbridge Town Council should be involved with Section 106 agreements at an early stage. FTC will eventually be maintaining the land in these agreements, and hence picking up any costs.

Action: Clerk to write to NFDC and request involvement with S106 agreements

NFDC had written with an update on recent investigations into development at Whitsbury Road and Puddleslosh Lane:

Firstly, regarding the use of the dwellinghouse at Whitsbury Road, now known as 1A Queens Gardens, I can advise, based on the information provided, the Local Planning Authority do not consider the level of activity associated with art classes, to constitute a material change of use. As such no breach has been identified and it is my intention to close the enforcement file (EN/20/0036) on this particular matter.

Advice has been sought from the Council's legal team in respect to allegations that the bungalow does not accord with plans granted under planning application ref: 18/11467, I will update you on this as soon as possible.

With regards to use of land at Puddleslosh Lane, I inspected the site on Monday 24th February and met the owner and their agent. The paddock area adjacent to the converted stables is not only being used for agriculture but also in association with the residential use. A variety of domestic paraphernalia is stored on the land and it is alleged that the use of the site has materially changed and a breach is established on this basis. Interested parties have been advised of their right to seek planning and we have suggested they seek pre application advice from the Local Planning Authority on this.

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

The coronavirus epidemic was discussed. The Clerk advised the committee of the measures already in place in the office and amongst the staff. Cllr Anstey said that Government policy will be followed.

11. To note the date of the next meeting as Wednesday 8th April 2020.

The meeting closed at 8.30pm.