

## FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 14<sup>th</sup> April 2021 at 7.30pm** held remotely using appropriate technology in accordance with The Local Authorities and Police and Crimes Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 ("the 2020 Regulations") which came into force on 4th April 2020.

**(Minutes subject to approval at the next meeting of the Council)**

**Present:** Cllr Diane Paton - Chairman  
Cllr Malcolm Adams, Cllr Paul Anstey, Cllr Pat Earth, Cllr Edward Hale, Cllr Nobby Goldsmith, Cllr Mike Jackson, Cllr Alan Lewendon, Cllr John Mouland, Cllr Brian Perkins, Cllr Pete White and Cllr Anna Wilson

**In attendance:** Mrs Rachel Edwards, Asst Town Clerk  
Reporter from the Salisbury Journal  
1 Member of the Public

**1. To receive any apologies for absence**

No apologies were received.

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

Cllr Adams declared an interest in application 21/10446 as the applicant is a trade customer. Cllr Adams said he would remain in the meeting while these applications were being discussed but not speak or vote.

Cllr Jackson declared an interest in applications 21/10280 & 21/10294 as he is a friend of the applicant. Cllr Jackson said he would remain in the meeting while these applications were being discussed but not speak or vote.

**3. To confirm the minutes of the meeting held on 10<sup>th</sup> March 2021 and report any matters arising**

Cllr Goldsmith proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 10<sup>th</sup> March 2021 be signed as a true record. All in favour.

No matters arising.

*[Cllr Perkins joined the meeting.]*

**4. To confirm the minutes of the extraordinary meeting held on 24<sup>th</sup> March 2021 and report any matters arising**

Cllr Anstey proposed and it was seconded by Cllr Mouland and therefore **RESOLVED:** that the minutes of the extraordinary meeting held on the 24<sup>th</sup> March 2021 be signed as a true record. All in favour.

No matters arising.

**5. To receive any matters raised by Members of the Public**

No matters raised.

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

### **Application 21/10141**

**SITE:** SOUTHAMPTON ROAD GARAGE, SOUTHAMPTON ROAD, FORDINGBRIDGE SP6 1AP  
**DESCRIPTION:** Permanent retain siting of existing portable office and storage buildings; security fencing and gates; 2m high security fence and gates; landscaping; use of land as open storage and depot (Use Class B8) including deliveries, collection & sales (Retrospective)  
**DECISION:** Granted Subject to Conditions

### **Application 21/10187**

**SITE:** FIELD HOUSE, FORDINGBRIDGE BUSINESS PARK, ASHFORD ROAD, FORDINGBRIDGE SP6 1BD  
**DESCRIPTION:** Change of use office to residential use comprised of 5 flats (Prior Approval Application)  
**DECISION:** Prior Approval not required

### **Application 21/10307**

**SITE:** Land at TINKERS CROSS FARM, WHITSBURY ROAD, TINKERS CROSS, FORDINGBRIDGE SP6 1NQ  
**DESCRIPTION:** Environmental Impact Assessment Screening Request (Screening Opinion)  
**DECISION:** EIA not required

## **Appeal Decisions**

### **Appeal Ref: APP/B1740/X/20/3255228**

**CASE REF:** 19/11586  
**SITE:** 6 Midgham Farm Cottages, Midgham Road, Fordingbridge, Hampshire SP6 3DA  
**DESCRIPTION:** Use as dwelling in breach of agricultural occupation condition (Lawful Use Certificate for retaining an existing use or operation)  
**DECISION:** Appeal Allowed

## **Tree Work Decisions**

### **Case Ref: TPO/21/0064**

**Site Address:** LAND ADJACENT AND OPPOSITE NO. 9 AND NO. 10, BEDFORD CLOSE, FORDINGBRIDGE, HAMPSHIRE, SP6 1HE (Nr WHITSBURY ROAD)  
**Proposed Works:** Fell group of Ash trees overhanging the Whitsbury Road, some of which are forked near ground level and bias over fence and road. The owner is concerned over safety of the trees.  
**Reasons** Arboricultural Maintenance  
**Decision:** Split Decision

**Case Ref:** TPO/21/0066  
**Site Address:** LAND TO EAST OF, WHITSBURY ROAD, FORDINGBRIDGE, SP6 1NQ (NORTH END OF DUDLEY AVENUE)  
**Proposed Works:** Ash tree fell - the tree is on the north side of the old railway line and has been said to have die back – also in line with new fence.  
**Reasons:** Arboricultural Maintenance  
**Decision:** Grant

**Case Ref:** TPO/21/0111  
**Site Address:** 9 ORCHARD GARDENS, FORDINGBRIDGE, SP6 1BG  
**Proposed Works:** Willow x 1 - Pollard down to a height of 8-9 m from ground level. Canopy is causing excessive shading and is becoming over-dominant for its surroundings. It is also interfering with neighbouring Alder.  
Alder x 1 - Reduce height by 3.5 m and reduce selected side laterals by 1 m to obtain a natural balanced shape. Canopy is becoming over-dominant for its surroundings.  
**Reasons:** Arboricultural Maintenance  
**Decision:** Grant

## 7. To consider new Planning Applications

21/10280	LANSDOWNE HOUSE, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX	Mr Wilson
Use of second floor of dwelling as bedrooms (Lawful Use Certificate for retaining an existing use or operation)		
<p>Cllr Hale said that the two second floor rooms at Lansdown House were designated as storerooms in the official plan 73786 and dated 15/4/2002 but have been used as bedrooms with two separate en-suite bathrooms attached (one at the East side, one at the West). They have been in use since it was first occupied in December 2003.</p> <p>Cllr Adams proposed and it was seconded by Cllr Wilson and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR1, but would accept the decision reached by the District Council's Officers under their delegated powers. Councillors noted that planning permission was given for storerooms and not bedrooms in the original planning application and commented that this really isn't the way things should be done. All in favour.</p>		
21/10294	LANSDOWNE HOUSE, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX	Mr Wilson
Use of first floor of detached garage building as annex accommodation (Lawful Use Certificate for retaining an existing use or operation)		
<p>Cllr Hale presented. He said that the original approval was given explicitly for the garage to only be used for storage and not for living accommodation. However, the first floor has been in continuous use as annex accommodation since the property was constructed.</p> <p>Planning condition number 4 (planning application 01/73786) states:  "The garage hereby approved shall only be for storage (including the garaging of cars) incidental to the use of the main building as a dwelling house. The building shall not therefore be used or converted for use for any purpose which would otherwise have ordinarily formed part of the living accommodation of the dwelling house. Reason: To ensure that the habitable accommodation of the dwelling does not become disproportionate in size to the approved dwelling in accordance with Policy CO-H3 of the New Forest District Local Plan."</p>		

Tenancy agreements have been produced from October 2009 for the garage. Cllr Lewendon advised that as twelve years have not yet passed, this should be reported to Development Control as a breach of planning conditions.

**Action: Asst Clerk to report breach of planning conditions to Development Control**

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** to recommend REFUSAL under PAR4, as there has been a breach of the planning conditions. All in favour.

21/10391	FORDINGBRIDGE FARM SHOP, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD, FORDINGBRIDGE SP6 1NQ	Mr Smith - D R Smith Properties Ltd
External alterations to existing outbuilding (Retrospective)		
Cllr Earth proposed and it was seconded by Cllr White and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, as this application improves what was there. 11 in favour, 1 abstention		

21/10460	BICKTON ASH, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Cecil
Electric car charging point (Lawful Development Certificate that permission is not required for proposal)		
Cllr Anstey proposed and it was seconded by Cllr Earth and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, as there are no adverse effects on the listed building, nor to the neighbourhood or the amenities. All in favour.		

21/10446	1 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF	Mr Cheal
Use of outside area from public house garden to restaurant seating area; timber pergola, paving and lighting (Retrospective)		
<p>Cllr Paton reported that a pre-application consultation in 2020 was rejected because of an enforcement notice issue to Butlers Bar and Grill. This enforcement notice has now been legally withdrawn as the site is under new ownership as La Lambretta. Previous similar applications by previous owners were refused in 2009, 2011 &amp; 2015. In 2016 Harleys were granted permission for a smoking area with temporary parasols. Application 21/10446 is for use of the garden as an extension to the restaurant. It was noted that due to Covid, more outdoor space will be needed. Cllr Paton reported that La Lambretta is open until 11pm and that last food orders are at 8.30pm.</p> <p>Cllr Anstey reported that when Butlers Bar and Grill applied to use the outside space, it would have been used as a drinking area and there was concern raised by local residents over noise, language and litter. La Lambretta has had no issues with neighbours; Cllr Paton thought this would be a much quieter affair than a pub garden. Cllr Lewendon reported that one of the earlier applications had raised decking and this also contributed to the refusals.</p> <p>Cllr Hale proposed and it was seconded by Cllr Moulard and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, as there have been no objections from the neighbours, it would be an improvement to that area as the pictures make it look very smart and it would be good for the local business. All in favour.</p>		

21/00256	AVONSIDE, SOUTHAMPTON ROAD, FORDINGBRIDGE, SP6 2JT	Dr & Mrs Lawrie & Gannon
Outbuilding; hardstanding; associated landscaping		
Cllr Lewendon presented this application to build a double garage with a garden store alongside. Also to add a turning space with hardstanding. Cllr Anstey proposed and it was seconded by Cllr Goldsmith and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, as there are no adverse effects on the neighbours, the amenities, nor the street scene. All in favour.		

### 8. To consider new Tree Works Applications

Members noted the following tree works applications.

**Case Ref:** CONS/21/0168  
**Proposed Works:** Alder x 1 Pollard  
Ash x 1 Pollard  
**Site Address:** 3 Moxhams, Fordingbridge, SP6 1JE

**Case Ref:** R14/15/21/0142  
**Site Address:** CRIDDLESTYLE, SOUTHAMPTON ROAD, FORDINGBRIDGE,  
SP6 2JT

For Information Only - No Comments Required

### 9. To consider any Licensing Act 2003 applications

Members noted the following application.

#### Licensing Act 2003 - Variation Premises Licence (S34)

**Premises:** FORDINGBRIDGE FARM SHOP Fordingbridge Farm Shop, UNIT 2, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD, FORDINGBRIDGE, SP6 1NQ

**Ref:** LICPR/20/05132

The details of the application for a premises licence are as follows:

To vary the licence to permit sales of alcohol on and off the premises (previously off). This is to permit the consumption of alcohol in the courtyard area, Monday to Saturday 07:30hrs to 19:00hrs and Sunday 08:30hrs to 18:00hrs. Opening hours the same.

### 10. To receive an update on the Neighbourhood Plan and to consider a planning document from New Forest District Council

Cllr Jackson reported that a proposed action plan has been received from Claire Upton-Brown, NFDC. This document covers the following items and is intended as a starting point for further discussion:

- Review Fordingbridge Town Design Statement
- Parking
- Walking and cycling
- Green space
- Play space
- Sport / Recreation
- Public realm with town centre
- Street furniture and street art
- Town health check (impact of Covid)
- Heritage
- Signage
- Community facilities
- Local food production

- Communication
- Community engagement

Cllr Wilson raised concern that FTC doesn't have the same research resources as HCC and NFDC and asked if there would be any outside support. Cllr Paton responded that outside help would be available from the Neighbourhood Plan Steering Group committee and that members could also ask any contacts of theirs, especially those with specialist knowledge. She said that the initial research would need to be done at a local level and FTC could ask for further help from HCC and NFDC when needed.

Cllr Paton recommended that responsibility for ensuring this is progressed lies within the Planning Committee but said that the bulk of the work would need to be done outside of these meetings. She suggested that everyone considers which area of the plan they could take responsibility for and report to the Clerk. In this way, the work will be shared out and any gaps and overlaps identified.

***Action: Councillors to report to the Clerk which element of the plan they will take responsibility for***

Cllr Jackson proposed and it was seconded by Cllr Paton and therefore **RESOLVED** to adopt the plan and move forward with the response. All in favour.

#### **11. To consider a consultation using Survey Monkey**

Cllr Jackson had circulated a draft survey to members and asked for feedback. Once modifications have been made to the survey, it was expected to go out for public consultation to gauge residents' views. Feedback is to be given via the Clerk.

#### **12. To note any items of correspondence**

Nothing to report.

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

Cllr Wilson reported that a new building has been built at Sequoia Farm, on the concrete hard standing on which there is a planning enforcement. Cllr Wilson said that Sequoia Farm had no permitted development rights due to the Article 4 that covers the whole land and therefore had no permission for this building.

***Action: Asst Clerk to report this to NFDC Planning Enforcement***

Cllr Lewendon reported that the Residents' Consultation which has been carried out regarding the proposed Tinkers Cross development, planning application 20/11469, is inadequate and asked that this be reported to NFDC. Cllr Lewendon reported that the PR company for the Tinkers Cross development claimed that 102 questionnaires were sent to houses within a 100m radius of the site, all addressed 'To the occupier'. However, there are far fewer than 102 properties within that area and neither Cllr Lewendon nor several of his neighbours received a questionnaire. Only 5 responses were reported as having been returned to the developers, of which 2 were said to be in support of the development; Cllr Lewendon found these figures incredible. Members were in agreement that the consultation has not been conducted well and believe that the majority of residents have not been consulted. They also raised concerns that the response figures will be given in evidence as part of the planning application process.

***Action: Asst Clerk to write to NFDC regarding the lack of consultation with local residents***

#### **14. To note the date of the next meeting as Wednesday 12<sup>th</sup> May 2021 in the Town Hall**

The meeting closed at 8.34pm.