

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th March 2017 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford – Chairman
Cllrs, Lewendon, Earth, Connolly, Price, Paton, Wilson, Anstey, Hale & Perkins

In attendance: Mrs H Richards, Town Clerk
Mr Willis
Mr Summerfield
Mr Bradbury
Mr & Mrs Shering

1. To receive any apologies for absence

Apologies were received from Cllr Adams

2. To receive any Declarations of Interest

Cllr Paton declared an interest in Agenda Item 6 – Application **17/10185** as owner of the property (this item is for information only, Cllr Paton therefore remained in the meeting)

Cllr Wilson declared an interest in Agenda Item 6 – Application **17/10722** as business associate of applicant. Cllr Wilson remained in the meeting for this item but did not speak or vote.

3. To confirm the minutes of the meeting held on 8th February 2017 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 8th February 2017 be signed as a true record. All in favour.

Matters Arising – Minute no. 6 (16/11651) – the clerk confirmed that a letter had been drafted to Royal Mail

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

No matters were raised by Members of the Public

Cllr Perkins entered the meeting

5. To report any results on Planning, Appeals & Tree Work Applications

17/10043	FIELD WEST OF A338, OFF BICKTON LANE, BICKTON, SP6 2HA
DESCRIPTION:	Agricultural barn for feed & implement storage (Agricultural Prior Notification)
DECISION:	Details not required to be approved

16/11732	23 ST GEORGES ROAD, SP6 1ES
DESCRIPTION:	Single-storey side extension; fenestration alterations; roof light
DECISION:	Granted Subject to Conditions

17/10149	LAND in WHITSBURY ROAD, SP6 1NQ
DESCRIPTION:	Housing development (Screening Opinion)
DECISION:	EIA not required

16/11740	6 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION:	Use as Beauty Salon
DECISION:	Granted Subject to Conditions

Tree Work Applications – Decided

CONS/17/0015 PARSONAGE HOUSE, GREEN LANE, SP6 1JT

Fell Conifer & 2 Sycamores, prune Cherry, 2 Conifers & group of Holly

Decision: Raise No Objections

Tree Preservation Order – New

No: TPO/0010/17 LAND OFF STATION ROAD AND MARL LANE

The Authority has made this Tree Preservation Order because it is considered that premature removal or extensive pruning of the trees would result in the loss of an amenity to the local environment.

6.To consider new Planning Applications

17/10059 1 SHARPLEY CLOSE, SP6 1LG

Mr Harper

Outbuilding (Retrospective)

Cllr Earth presented the application, which is for retrospective permission, no objections displayed on website.

Cllr Anstey proposed and it was seconded by Cllr Connolly and therefore **RESOLVED:** to recommend that PERMISSION IS GRANTED under PAR3 as there will be no adverse impact from the development. All in favour

17/10126 7 WESTGROVE, SP6 1LS

Mrs Crowson

Rear conservatory

Cllr Wilson presented the application; small rear conservatory which cannot be viewed from outside of the property boundary.

Cllr Lewendon proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** to recommend that PERMISSION IS GRANTED under PAR3 as the development is out of sight and will cause no adverse impact. All in favour

17/10222 Land at rear of 4-12, SHAFTESBURY STREET, SP6 1JF

Crownshade Ltd

House; boundary wall; pedestrian access

Cllr Fulford presented the application and gave a detailed history of the site and previous reasons for refusal – concerns have been addressed following the refusal including roof height (lowered), smaller footprint. However no active frontage as built at northern side of site on boundary to car park. Pedestrian access only proposed through car park (no details submitted of impact on car park). Proposed dwelling designed for less able bodied occupier(s). Case Officers report short and does not address all issues.

Members raised concern over distance of new dwelling from existing dwellings.

Members of the public raised concerns over lack of access; formerly site formed additional garden space for properties 4-12 Shaftesbury Street (prior to current occupation); flooding concerns; no services currently to site; design of building & visual impact on visitors to car park; materials delivery; no parking provision for disabled persons.

Mr Shering (applicant) confirmed that the scheme had been scaled down with 1 dwelling instead of the original proposal for 2; the Senior Conservation & Design Officer had recommended approval; 1 parking space would be lost (agreed with NFDC); a private

agreement had been made regarding sewerage and drainage and negotiations would be made with NFDC for use of car parking spaces while construction took place. Cllr Connolly proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: that no recommendation could be made as Members required more detail regarding distance between the proposed dwelling and existing dwellings in Shaftesbury Street; sufficient details have not been submitted regarding access via the public car park and whether this would result in the loss of a long-stay parking space and finally details of parking arrangements for any future occupier of the proposed dwelling have not been provided. All in favour.

Prior Approval Office to Dwelling

17/10144 Island House, 41-43 High Street, SP6 1AS Mrs Dixon
Use as 2 dwellings (Prior Approval Application)

Cllr Perkins reported on the application.
Cllr Earth proposed and it was seconded by Cllr Price and therefore **RESOLVED**: to recommend Approval as more housing is needed of this type, the building will presumably be returned to its original use and car parking will be available on site for residents.

Prior Notification (Householder Rear Extension) – INFORMATION ONLY

17/10185 32 West Street, SP6 1JH Mr & Mrs Paton
Single storey rear extension

Lawful Development Certificate (Proposed) – FOR INFORMATION ONLY

17/10143 14 Lower Bartons, SP6 1JA Miss L Arnold

Rooflights in association with new first floor; single-storey rear extension; front porch; fenestration alterations (Lawful Development Certificate that permission is not required for proposal)

Current Planning Appeals

Case Reference	Received Date	Start Date:	Appellant(s)	Site Address
16/11290	07/02/2017	09/02/2017	Mr Mitchell	ASHFORD HOUSE, ASHFORD ROAD

Proposal: Two-storey side extension; single-storey extensions; roof alterations; fenestration alterations – Householder Written Reps

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

New Applications

Case Ref:	CONS/17/0106	Trees are over-dominant
Proposed Works:	Prune 2 x Ash trees	
Site Address:	Grayling Cottage, Bickton Lane, Bickton, Fordingbridge, SP6 2HA	
Case Ref:	TPO/17/0199	T2 (Sweet Chestnut) has been diseased for over 15 years & replace with suitable native species
Proposed Works:	Fell 1 x Sweet Chestnut tree	
Site Address:	West Grove House, 6 Westgrove, Fordingbridge, SP6 1LS	

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 6801 / LICTE/17/00872 - PW
Date:	13 February 2017
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	10/03/2017 17:00:00 to 10/03/2017 23:00:00
Premise Address:	Burgate School and Sixth Form Centre Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Abigail Bray
Event Details:	Fundraiser Event - 400 Persons Friday 10 March 2017 Sale of Alcohol (17:00-23:00hrs)

Our Ref:	TEN 6823 / LICTE/17/01287 - PW
Date:	06 March 2017
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	11/03/2017 08:00:00 to 11/03/2017 15:00:00
Premise Address:	Town Hall, 63 High Street, Fordingbridge, SP6 1AS
Applicant Details:	Parkside Produce Elizabeth Bradwell
Event Details:	Trade Stand @ Food Market Saturday 11 March 2017 (08:00-15:00hrs) Sale of Alcohol - 250 Persons

Our Ref:	TEN 6824 / LICTE/17/01289 - PW
Date:	07 March 2017
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	23/03/2017 18:30:00 to 23/03/2017 21:00:00
Premise Address:	Friends of Fordingbridge Infant School Fordingbridge Infant School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Chloe Newland
Event Details:	Parents Social Event - 80 Persons Thursday 23 March 2017 (18:30-21:00hrs) Sale of Alcohol & Regulated Entertainment

Noted by Members.

8. To note any items of correspondence

New Forest Development Control – 17/10259 Application for containers at Redbrook Filling Station, Application Invalid, further plans required.

Sam Keep (& response from New Forest DC Parking Office) – residents parking in Town Centre
New Forest DC – new proposed parking order in West Street (no waiting restrictions)

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

The clerk raised concern over parking issues within the town centre, particularly for residents of new town centre development which has no parking available & suggested that the Town Council consider preparing a policy regarding Planning Applications for town centre development where no parking is to be provided. Town Clerk to write to New Forest District Council regarding provision of long stay and/or residents parking in the Town Centre.

**10. To note the date of the next meeting as Wednesday 22nd March 2017 – 17/10150
Whitsbury Road Planning Application**

The meeting closed at 9.12pm