

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 11<sup>th</sup> December 2019 at 7.30pm in the Town Hall Council Chamber (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  
Nine members of the public

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

Apologies were received from Cllr White and Cllr Bellows (NFDC)

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

Cllr Adams declared an interest in application 19/11470 as the owner of a neighbouring property. Cllr Adams would leave the meeting for the debate and not vote.

#### **3. To confirm the minutes of the meeting held on 13<sup>th</sup> November 2019 and report any matters arising**

Cllr Lewendon proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED:** that the minutes of the meeting held on the 13<sup>th</sup> November 2019 be signed as a true record. All in favour.

There were no matters arising.

[Cllr Perkins entered the meeting]

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

There were no matters raised.

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

##### **Application 19/11098**

**SITE:** LAND AT ASHFORD ROAD, FORDINGBRIDGE  
**DESCRIPTION:** Agricultural barn  
**DECISION:** Granted Subject to Conditions

##### **Application 19/11289**

**SITE:** WELFORD, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR  
**DESCRIPTION:** Outbuilding providing ancillary accommodation to the main house  
**DECISION:** Granted Subject to Conditions

##### **Application 19/10828**

**SITE:** 1 HIGH STREET, FORDINGBRIDGE SP6 1AS  
**DESCRIPTION:** Signage (Application for Listed Building Consent)  
**DECISION:** Granted Subject to Conditions

##### **Application 19/10713**

**SITE:** SUNNYSIDE, PUDDLESLOSH LANE, TINKERS CROSS, SP6 1NH  
**DESCRIPTION:** Use of land and stables as residential (Lawful Use Certificate for retaining an existing use)  
**DECISION:** Was Lawful

**Application 19/11142**

SITE: 39 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF  
DESCRIPTION: Removal of condition 2 of planning permission 03/78076 to allow use of ancillary accommodation as an independent dwelling (AMENDED DESCRIPTION)  
DECISION: Granted Subject to Conditions

**Application 19/11157**

SITE: 39 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF  
DESCRIPTION: Ground floor addition (west); first floor addition (west); cladding to first floor rear north elevation; car port adj existing garages near south garden; cladding to southern gable of garages  
DECISION: Granted Subject to Conditions

**Application 19/11271**

SITE: 17 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EU  
DESCRIPTION: Single and two storey rear extension; Replacement roof structure to incorporate accommodation within the roof; Porch to front elevation; Demolish existing rear conservatory  
DECISION: Granted Subject to Conditions

**Application 19/11286**

SITE: 5 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, FORDINGBRIDGE SP6 3DA  
DESCRIPTION: Use as dwelling in breach of agricultural occupation condition (Certificate of lawfulness for an existing use)  
DECISION: Was Lawful

**Application 19/11329**

SITE: 6 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, FORDINGBRIDGE 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

**Appeal Decisions**

**Appeal Ref: APP/B1740/W/19/3233479**

**Application 18/11695**

SITE: Green Lane Works, Fordingbridge, SP6 1HT  
DESCRIPTION: Development of up to 9 dwellings; parking; landscaping & access; demolition of existing buildings (Outline Application with details only of access)  
DECISION: The appeal is dismissed

**Tree Work Decisions**

No tree works decisions

## 6. To consider new Planning Applications

19/11470	LAND OF 8 AND 10, WAVERLEY ROAD, SP6 1EX	Mr & Mrs Davison
Single-storey dwelling in the rear garden		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Hale moved this application up the agenda.                  Cllr Adams left the meeting                  Cllr Anstey presented details of the proposed application, the details of development on neighbouring sites, the history of applications on the proposed site, access to the site and adjoining properties and the discussions he had with residents during his visit to the site. Cllrs discussed the proposed parking, the access to the site and the proposed height of the property. Members of the public commented on the position of the proposed property, the proposed height, disruption during the proposed build, the proposed boundary, previous planning history and potential damage to the services laid along the access road. Further concerns were raised regarding loss of light and access by emergency vehicles. The applicant commented on changes to the access road, amending the proposed boundary and the proposed location of the property on the site. Cllr Lewendon proposed and it was seconded by Cllr Wilson and therefore <b>RESOLVED</b> to recommend PAR1 permission but with concerns regarding the proposed roof height and access to the site. All in favour. Cllr Adams returned to the meeting.</p>		

19/11195	FOREST VIEW, FRYERN COURT ROAD, BURGATE, SP6 1NE	Mr Copper
Proposed two-storey side extension and balcony		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Moulard presented.                  Cllr Lewendon proposed and it was seconded by Cllr Paton and therefore <b>RESOLVED</b> to recommend PAR4 refusal as the proposed work exceeds the 30% increase allowed. All in favour</p>		

19/11410	THE ARTIST STUDIO, YEW TREE COTTAGE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LY	McManus
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)		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Paton presented.                  Cllrs had no additional information to provide to the NFDC when considering the application for a Lawful Development Certificate.</p>		

19/10990	Cross Cottage, Salisbury Road, Burgate, Fordingbridge SP6 1LX	Mr Etherington
Car port with additional storage		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Hale presented                  Cllr Earth proposed and it was seconded by Cllr Goldsmith and there <b>RESOLVED</b> to recommend permission under PAR 3 as it is in keeping with the house. All in favour.</p>		

## 7. To consider new Tree Works Applications

No tree works applications

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

Our Ref:	TEN 8941 / LICTE/19/06340 - SH
Date:	22 November 2019
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	30/11/2019 15:30:00 to 30/11/2019 21:00:00
Premise Address:	Fordingbridge Delivery Office, 49 Salisbury Street, Fordingbridge, SP6 1AA
Applicant Details:	Scott Taylor
Event Details:	Outside Post Office - Christmas in Fordingbridge Six Penny Brewery Sale of alcohol 30th November 2019 15:30hrs to 21:00hrs 499 persons

**9. To receive an update on the Neighbourhood Plan**

Cllr Jackson updated Cllrs regarding his meeting with the Town Clerk of Hythe and Dibden and his discussions with the NFDC in respect of progressing a Neighbourhood Plan. He also commented on the need to update the Town Council's website to include the Neighbourhood Plan. Cllr Jackson advised that the NFDC Local Plan was likely to be adopted in May 2020. Cllr Jackson has arranged to meet with Pennyfarthing Homes with the Town Clerk and asked whether other members of the Neighbourhood Plan committee wished to attend.

Cllr Hale commented on there being no plans for employment sites. Cllr Jackson said he had arranged a meeting with the Business Development Manager of the NFDC to obtain statistics regarding local businesses. Cllr Jackson is also trying to arrange meetings with other developers involved with the strategic sites. Cllr Jackson reported that planning consultants to assist with the Neighbourhood Plan were being considered and he did not envisage that the consultant's costs would exceed the £9k of grant funding. Cllr Jackson advised that he had identified five residents who were prepared to act as consultees to the Neighbourhood Plan committee.

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

The Clerk referred to correspondence from the NFDC setting out the rationale behind the decision to issue a Lawful Development Certificate in relation to application 19/10713.

Cllr Wilson talked through the concerns raised regarding the site and the evidence that the NFDC should have had given the history of site visits. Cllr Wilson queried whether planning conditions had been discharged. Cllr Wilson also referred to a site in Whitsbury Road and queried whether the conditions had been discharged and also commented on the requirement to apply for retrospective planning. Cllrs discussed other sites within the parish where it appeared the appropriate planning procedure was not being adhered to. Cllrs agreed that clarification should be sought from the NFDC and that, subject to the response received, this should be followed by a request for a meeting.

**Action: Town Clerk to write to the NFDC seeking clarification of the NFDC's position.**

The Clerk noted as correspondence the update from the NFDC on the Strategic Sites in Fordingbridge that had previously been circulated to members.

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

No other business

**12. To note the date of the next meeting as Wednesday 15<sup>th</sup> January 2020.**

The meeting closed at 8.50pm.