

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th September 2018 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Committee)

Present: Cllr Fulford - chairman

Cllrs Adams, White, Earth, Lewendon, Mouland, Paton, Perkins and Wilson

In attendance: Mrs H Richards, Town Clerk
2 Members of the Public

1. To receive any apologies for absence

Apologies for absence were received from Cllrs Anstey, Hale & Connolly .

2. To receive any Declarations of Interest

The following declarations of interest were made:

Cllr Adams Agenda Item 6 – Application 18/10984 & 18/11141 (applicants are personal friends)

Cllr Earth “ “ “ - Application 18/11141 (applicant personal friend)

Cllr Mouland “ “ “ - Application 18/10984 (applicant personal friend)

Cllrs Paton and White entered the meeting together with 2 members of the public

3. To confirm the minutes of the meeting held on 8th August 2018 and report any matters arising

Cllr Mouland proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** that the minutes of the meeting held on the 8th August 2018 be signed as a true record.

Matters Arising

No matters arising.

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

No matters raised.

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

18/10836	FORDINGBRIDGE METHODIST CHURCH, WEST STREET, SP6 1JH
DESCRIPTION:	Replacement front door (Lawful Development Certificate Proposed)
DECISION:	Was not Lawful

18/10587	THE GRANARIES, FRYERN COURT ROAD, BURGATE, SP6 1NF
DESCRIPTION:	1 additional window to main barn
DECISION:	Granted Subject to Conditions

18/10588	THE GRANARIES, FRYERN COURT ROAD, BURGATE, SP6 1NF
DESCRIPTION:	1 additional window to main barn; new fitted kitchen; create new kitchen access; North barn – new access on first floor; block up door; remove modern stair; divide ground floor area to create office & bedroom; new timber framed glazed doors; replace gutters & downpipes (Listed Building Consent)
DECISION:	Granted Subject to Conditions

18/10625	60 HIGH STREET, SP6 1AX
DESCRIPTION:	Use of first floor as residential flat
DECISION:	Withdrawn by applicant

18/10626	60 HIGH STREET, SP6 1AX
DESCRIPTION:	Use of first floor as residential flat; partition walls; remove & reinstate plasterboard ceilings; studwork to party wall; service and retain windows; new glazed ground floor lobby; new internal entrance and stairs to flat (Listed Building Consent)
DECISION:	Withdrawn by applicant
18/10734	CEDAR WOOD COTTAGE, FRYERN COURT ROAD, BURGATE, SP6 1ND
DESCRIPTION:	Detached two-storey garage
DECISION:	Granted Subject to Conditions
18/10763	7 THE PANTILES, SP6 1DQ
DESCRIPTION:	Single-storey front extension
DECISION:	Granted Subject to Conditions
18/10764	EAST MILLS FARM, SOUTHAMPTON ROAD, EAST MILLS, SP6 2JP
DESCRIPTION:	Two detached double garages
DECISION:	Granted Subject to Conditions
18/10789	65 AVON MEADE, SP6 1QR
DESCRIPTION:	Two storey side extension
DECISION:	Granted Subject to Conditions
18/10854	45B SALISBURY STREET, SP6 1AB
DESCRIPTION:	Re-plaster two internal walls (Listed Building Consent)
DECISION:	Granted Subject to Conditions
18/10860	5 BURGATE FIELDS, SP6 1LR
DESCRIPTION:	Single storey rear extension; roof alterations to garage; change of use of garage to living accommodation
DECISION:	Granted Subject to Conditions
18/10889	117 STATION ROAD, SP6 1BU
DESCRIPTION:	Single storey rear extension; front bay extension
DECISION:	Granted Subject to Conditions
18/10907	1 HIGH STREET, SP6 AS
DESCRIPTION:	Community use (Use Classes A1 and D1) (Retrospective)
DECISION:	Granted Subject to Conditions
18/10908	1 HIGH STREET, SP6 1AS
DESCRIPTION:	Stud walls to create WC, office and storage space; hinged wall (Listed Building Consent)
DECISION:	Granted Subject to Conditions
18/10959	23 LOWER BARTONS, SP6 1JB
DESCRIPTION:	Outbuilding (retrospective)
DECISION:	Refused
18/10990	DRILL HALL, BARTONS ROAD, SP6 1JD
DESCRIPTION:	Variation of condition 1 of planning permission 13/11344 to allow time extension to temporary permission
DECISION:	Grant Temporary Permission

Tree Work Applications – Decided

Case Ref:	CONS/18/0683	Decision Raise No Objections
Proposed Works:	Fell 1 x Sycamore tree Prune 1 x Aspen tree	
Site Address:	21 Bridge Street, SP6 1AH	

Case Ref:	CONS/18/0701	Decision Raise No Objections
Proposed Works:	7 x Leylandii Trees	
Site Address:	4 Westgrove, SP6 1LS	

Case Ref:	TPO/18/0632	Decision: Grant
Proposed Works:	Fell 3 Monterey Pine trees	
Site Address:	14 Burgate Fields, SP6 1LR	

6. To consider new Planning Applications

18/11021	22 HIGH STREET, FORDINGBRIDGE SP6 1AX	Twelvers Link Limited
Shopfront alterations to include removal of doorway on front elevation		
Cllr Earth reported		
DP/AL Recommend that PERMISSION IS GRANTED under PAR3 as there is a benefit to the operation of the shop and improvement to security.		

18/10984	SOUTHAMPTON ROAD GARAGE, SOUTHAMPTON ROAD, FORDINGBRIDGE SP6 1AP	Cracknell Timber Services Ltd
Continue siting of portable cabin until September 2021; temporary use of land as open storage and depot (Use Class B8) including deliveries, collection and scales; 2 m high security fence and gates (Retrospective)		
Cllr White reported		
RF/BP Recommend that PERMISSION IS GRANTED under PAR1		

18/11076	3-5 BRIDGE STREET, FORDINGBRIDGE SP6 1AH	Mr Herodotou
Use of first & second floor as two flats; rooflight		
In Cllr Hale's absence, the Clerk advised the meeting that this application had addressed the previous concerns expressed regarding the ground floor flat (previous application).		
MA/PE Recommend that PERMISSION IS GRANTED under PAR3 as the proposal provides much needed smaller accommodation but retains the retail use of the ground floor in the Town Centre near to the High Street.		

18/11086	75 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JG	Mr Ullah & Ali - The Raj of India Restaurant
External fire escape from first floor accommodation including access door and dormer, flat roof deck, metal railings; staircase		
Cllr Paton reported & the chairman invited members of the public to speak.		
AW/PE Recommend REFUSAL under PAR4 – although it is recognised that there is a requirement for a Fire Escape to be provided, the design of the current proposal has a negative impact on the residential amenity and security of neighbouring properties and the character of the area.		

Members of the public left the meeting

18/11078	WILLOW COTTAGE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Ms Gill
Removal of condition 5 of Planning Permission 17/10388 to allow clear glazing in rooflights on east elevation		
Cllr Perkins reported.		
DP/PW Recommend that PERMISSION IS GRANTED under PAR3 as the proposal will have no negative impact.		

18/11089	Land off STUCKTON ROAD, HYDE	Mrs Jolly & Miss N Jolly
Hay/storage barn		
Cllr Mouland reported		
DP/MA Recommend that PERMISSION IS GRANTED under PAR3 as the amended proposals with reduced size and revised positioning, alleviate previous concerns.		

18/11161	8-10 HIGH STREET, FORDINGBRIDGE SP6 1AX	Tygwin Ltd
Two-storey dwelling; demolish existing store		
Cllr Lewendon reported		
JM/PE Recommend that PERMISSION IS GRANTED under PAR3 as there will be no negative impact and the proposal will enhance the character of the Conservation Area		

18/11162	8-10 HIGH STREET, FORDINGBRIDGE SP6 1AX	Tygwin Ltd
Two-storey dwelling; demolish existing store. Listed Building Alteration.		
Cllr Lewendon reported		
PW/BP Recommend that PERMISSION IS GRANTED under PAR3 as there will be no negative impact and the proposal will enhance the character of the Conservation Area		

18/11141	Land rear of 4 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX	Mr Chandler
Chalet Bungalow; detached garage; parking & landscaping		

Cllr Wilson reported

AW/PW Recommend that PERMISSION IS GRANTED under PAR3 as there will be no negative impact on residential amenity or street scene.

18/10686	1 Bridge Street, Fordingbridge SP6 1AJ	Mr Chapman - Indido 5 Ltd
RE-CONSULTATION AMENDED PLANS RECEIVED Use of first & second floor as 3 flats; retain existing A1/A2 use on ground floor; remodelling of rear ground floor to create residential unit 4; extension to form staircase to first floor; bin & cycle store		
All voted in favour to support the application Recommend that PERMISSION IS GRANTED under PAR3 as the residential accommodation is a good use of the higher floors and appropriate use for the ground floor at the front of the building in this town centre location.		

18/10857	1 Bridge Street, Fordingbridge SP6 1AJ	Mr Chapman - Indido 5 Ltd
Use of ground floor for Classes A1, A2 and A3 (Restaurants and Cafes, Retail and Offices)		
Comments already submitted		

18/ 11100	PRIMROSE COTTAGE, MIDGHAM ROAD, FORDINGBRIDGE SP6 3DB	
Lawful Development Certificate proposed		
For Information Only		

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

CONS/18/0755	2 Ivy Mews, Roundhill, Fordingbridge, SP6 1AQ	Fell 1 x Yew tree	CIS - Considered inappropriate species ODS - Over-dominant/shade
Cllr Lewendon considered that it would be a shame to lose this tree, probably planted here due to its former use as a Quaker Burial Ground. Consultations have already closed on this application, clerk to check if response would be accepted.			

CONS/18/0842	4 Mill Court, Fordingbridge, SP6 1JQ	Prune 1 x Monterey Cypress tree	Arboriculture maintenance
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Current Planning Appeals

17/10433	46 Whitsbury Road, SP6 1LA	Mr and Mrs Hardy
Bungalow; parking		
Awaiting start date		
Written representation		

7. To consider any Licensing Act 2003 applications

Our Ref:	TEN 7967 / LICTE/18/05635 - SH
Date:	06 September 2018
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	15/09/2018 13:00:00 to 15/09/2018 01:00:00
Premise Address:	Feather Down Farm @ Feather Down Farm @ Midgham Farm, Midgham Road, Fordingbridge, SP6 3BY
Applicant Details:	James Michael Shead
Event Details:	Birthday Party- Campsite - The Copper Cat Sale of alcohol 15th September 2018 13:00hrs to 01:00hr 105 persons

Noted by Members.

8. To receive a report and agree a response to the Supplementary Planning Documents Consultation

- A guide to Developer Contributions
- Mitigation for Recreational Impacts on European Sites
- Strategic Sites Masterplanning

Cllr Fulford summarised the discussion with a member of the design team at NFDC during a Masterplanning session on 5th September. Members briefly discussed the documents and it was AGREED that Cllrs Fulford & Connolly would meet with the Clerk to form and submit a response to the above documents. Members were requested to submit any comments regarding the Developer Contributions document to the Clerk by 26th September.

9. To consider engaging Plan-ET Planning Consultants for Preparation of the Neighbourhood Plan

The clerk distributed details received from PLAN-et which summarised the services offered together with information received from NFDC Planning regarding the Neighbourhood Planning Process. NFDC had advised that as a small proportion of the parish is within the National Park, a Plan which includes these areas would need to be designated by the NPA (as well as NFDC). Members were advised that the Council first needed to agree its objectives for preparing a Neighbourhood Plan before designating the area (need not be the Parish boundary).

Standing Orders, number 1x, were suspended at 9.30pm in order to allow the meeting to continue.

Cllr Fulford proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED** to recommend to the Finance & Policy Committee to engage PLAN-et Planning Consultants to provide support in preparing a Neighbourhood Plan.

10. To note any items of correspondence

There were no items of correspondence.

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

Cllr Lewendon reported that no action appeared to have been taken with regards to the unauthorised use (car parking) at the Glasshouse Studios. **Action:** Clerk to contact Enforcement.

10. To note the date of the next meeting as Wednesday 10th October 2018.

The meeting closed at 9.45pm

Chairman

10.10.18