

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th August 2019 at 7.30pm in the Victoria Rooms (Minutes subject to approval at the next meeting of the Committee)

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

In attendance: Mr P Goddard, Town Clerk
Three members of the public

1. To receive any apologies for absence

Apologies were received from Cllr Paton.

2. To receive any Declarations of Interest

Cllr Anstey declared an interest in application 19/10884 under agenda point 7 as he lives close to the site of the application.

Cllr Mouland declared an interest in application 19/10939 under agenda point 7 as he is related to a neighbour of the applicant. Cllr Mouland stated he would remain in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 10th July 2019 and report any matters arising

Cllr Mouland proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 10th July 2019 be signed as a true record.

Matters arising: The Clerk advised that Head of Planning at the NFDC had indicated that she could attend the General Council meeting on 4th September 2019.

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 19/10491

SITE: 20 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DN
DESCRIPTION: Single-storey side & rear extension
DECISION: Granted Subject to Conditions

Application 19/10541

SITE: TAYLORS FOUR, BICKTON LANE, BICKTON, FORDINGBRIDGE
SP6 2HA
DESCRIPTION: Riding arena for private use
DECISION: Granted Subject to Conditions

Application 19/10719

SITE: DRUMMOND LODGE, 11A BOWERWOOD ROAD,
FORDINGBRIDGE SP6 1BJ
DESCRIPTION: Single-storey rear extension; first floor window to side elevation
DECISION: Granted Subject to Conditions

Application 19/10395

SITE: Land rear of 8-10 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION: House; demolition of existing shop store
DECISION: Granted Subject to Conditions

Application 19/10396

SITE: 8-10 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION: House; demolition of existing store (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Appeal Ref APP/B1740/W/19/3225208, Application 18/11639

SITE: Land of MERRIE LEAS, FRYERN COURT ROAD, BURGATE, SP6 1ND
DESCRIPTION: Single dwelling (Outline application with all matters reserved)
DECISION: The appeal is dismissed

Tree Work Decisions

Case Ref: TPO/19/0322
Proposed Works: Oak x 1 - Crown reduce
Site Address: 79 ALLENWATER DRIVE, Fordingbridge, SP6 1RE
Decision: Grant

Case Ref: TPO/19/0227
Proposed Works: Prune 1 x Oak Tree
Site Address: 28 Lyster Road, Fordingbridge, SP6 1QY
Decision: Split Decision

Case Ref: CONS/19/0365
Proposed Works: Crack Willow x 1 - Section Fell in parts
Ash x 1 – Reduce
Ash x 1 - Section fell in parts
Site Address: Bickton House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA
Decision: Raise No Objections

Case Ref: CONS/19/0377
Proposed Works: Magnolia x 1 – Fell
Willow x 1 – Coppice
Sycamore x 1 - Cown raise
Sycamore x 1 - Fell
Site Address: 34 Salisbury Street, Fordingbridge, SP6 1AF
Decision: Raise No Objections

Case Ref: CONS/19/0410
Proposed Works: Alder x 2 – Fell
Alder x 1 – Reduce
Site Address: 9 Moxhams, Fordingbridge, SP6 1JE
Decision: Raise No Objections

Case Ref: CONS/19/0417
Proposed Works: Conifer x 3 - Fell
Site Address: 3 Moxhams, Fordingbridge, SP6 1JE
Decision: Raise No Objections

Cllr Jackson advised that he had today attended the committee hearing at the NFDC in relation to application 19/10539. The committee had voted to unanimously reject the application, referring to the town's Development Plan and citing concerns regarding parking and the view of the site from

the Recreation Ground. Cllr Jackson suggested that a neighbourhood plan is essential to influence planning and referred to the potential uplift in CIL.

6. To consider new Planning Applications

19/10853	ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD, SP6 1NQ	Smith - D R Smith Properties Ltd
Alterations and change of use of building to A1 shop		
<p>Cllr Perkins presented this application. Cllrs discussed the nature of the proposed shop, the impact it might have on shops in the town, the benefits it could bring to the new housing developments, the proposed layout of the shop and its surrounds and the creation of new employment. Cllr Anstey proposed and it was seconded by Cllr Jacskon and therefore RESOLVED to recommend permission under PAR 3 as it will provide an additional shop required for the increase in residents in the town and it is good use of an existing building that is empty. All in favour.</p>		

19/10817	1 AVON MEADE, FORDINGBRIDGE SP6 1QR	Mr Rodgers
One and two-storey front extensions		
<p>Cllr Wilson presented this application. Cllr White proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR 3 as it improves a home for family use and is a better use of space. All in favour.</p>		

19/10793	75 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB	Mr & Mrs Watton
Single-storey rear extension; fenestration alterations		
<p>Cllr Moulard presented this application. Cllrs considered the neighbours comments, the proposed roof layout and the proximity to the adjacent properties. Cllr Anstey proposed and it was seconded by Cllr Perkins to recommend permission under PAR 3 as it doesn't have an adverse effect and is a similar footprint to the existing building. Cllr Earth proposed to recommend permission but would accept the decision reached by the District Council's officers under PAR 1 referring to concerns over loss of light. There was no seconder. Cllrs voted on Cllr Anstey's proposal and RESOLVED to recommend permission under PAR 3 as it doesn't have an adverse effect and is a similar footprint to the existing building.: Ten in favour and one abstension.</p>		

19/10957	AVONWAY COMMUNITY CENTRE, 36 SHAFTESBURY STREET, SP6 1JF	. - Fordingbridge & District Community Association
Replacement of roofing materials; demolition of chimneys		
<p>Cllr Lewendon presented this application. Cllrs considered the proposed removal of chimneys and the nature of the slates to be used. Cllr Wilson proposed and it was seconded by Cllr White to recommend PAR 4 refusal as the removal of the chimneys would give rise to a loss of character. Cllr Anstey proposed and it was seconded by Cllr Moulard and therefore RESOLVED to recommend permission under PAR 3 as it was not a listed building and removal would mitigate future maintenance costs. Seven in favour and four against.</p>		

19/10948	AVONWAY COMMUNITY CENTRE, 36 SHAFTESBURY STREET, SP6 1JF	. - Fordingbridge & District Community Association
Main entrance doors; glazing; entrance canopy		
<p>Cllr Lewendon presented this application. Cllr Anstey proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend refusal under PAR 4 as the Council are not in favour of the design of the porch and would like to see something more in keeping. All in favour.</p>		

19/10774	1 FISHERS HERON, SOUTHAMPTON ROAD, EAST MILLS, SP6 2JR	Mrs DUGARD
Additional accommodation to the main dwelling (Outline application with all matter reserved)		
<p>Cllr White presented this application. Cllrs considered the history of applications on the site, the existing buildings and the impact on the area. Cllr Wilson proposed and it was seconded by Cllr Perkin and therefore RESOLVED to recommend permission under PAR 3 as it would not have an effect on the area. 10 in favour and one abstention.</p>		

19/10884	Land at Fryern Court, FRYERN COURT ROAD, BURGATE, SP6 1LZ	Ms Ling
4 residential dwellings (Outline application with all matters reserved)		
<p>Cllr Hale presented this application. Cllrs considered the use of the site and the proposed design. Cllr White proposed and it was seconded by Cllr Jackson and therefore RESOLVED to recommend refusal under PAR 4 due to the design and proposed layout and it is not in keeping with building in the countryside. All in favour.</p>		

19/10939	WEST COTTAGE, 1 WAVERLEY ROAD, SP6 1EU	Mrs Frampton
Dwelling; associated parking		
<p>Cllr Anstey presented this application. Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend permission under PAR 3 as there is a precedent.</p>		

19/10931	LAND AT ST JOHNS FARM, STUCKTON ROAD, SP6 1AR	Mr & Mrs Weldon
20no. retirement homes; 78no. dwellings; village hall; playground; new access and associated development (Screening Opinion)		
<p>FOR INFORMATION ONLY Cllrs considered the proposed make up of the development and access to the site. Cllrs queried the need for retirement properties and suggested a roundabout would give suitable access to the site.</p>		

19/10953	5 ROOKWOOD GARDENS, SP6 1TA	Ms Calder
Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)		
FOR INFORMATION ONLY		

7. To consider new Tree Works Applications

Members noted the following tree works applications

Case Ref: CONS/19/0417 (Decided)
Proposed Works: Conifer x 3 - Fell
Site Address: 3 Moxhams, Fordingbridge, SP6 1JE

Case Ref: CONS/19/0429
Proposed Works: Cherry x 2 - Reduce
Site Address: The White House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

8. To consider any Licensing Act 2003 applications

Our Ref:	TEN 8671 / LICTE/19/04315 - KS
Date:	06 August 2019
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	12/10/2019 19:15:00 to 12/10/2019 21:30:00
Premise Address:	St Marys Church, Church Street, Fordingbridge, SP6 1BB
Applicant Details:	Diana Evans
Event Details:	Concert by GOJO Big Band for Friends of Fordingbridge Parish Church The sale by retail of alcohol The provision of regulated entertainment 12/10/2019 19:15 - 21:30 250 Persons

9. To note any items of correspondence

The Clerk advised that, following concerns raised by the Town Council, the NFDC had written to advise that the NFDC had attended the SANG to the west of Whitsbury Road and agreed there was a need to provide some additional protection on the boardwalks. The NFDC would be raising their concerns with the developer.

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

Cllr White left the meeting.

Cllr Jackson advised that he continued to explore a neighbourhood plan and he was meeting with the NFDC in September to discuss it further. Cllr Jackson expressed the view that the Town Council should proceed with a neighbourhood plan as quickly as possible so as not to lose out on the potential uplift in CIL. Cllr Wilson expressed concerns regarding the Town Council adopting a neighbourhood plan as it would need to tie with the NFDC's proposed local plan, which the Town Council had raised some objections to. Cllrs discussed the implications of a neighbourhood plan, the potential benefits and downsides, the need to engage with and consult residents, the requirement for the additional housing suggested under the proposed local plan and the impact on infrastructure, the need for a referendum as part of the process and the likely costs of implementing a neighbourhood plan. Cllr Hale suggested that Cllr Jackson should continue researching a neighbourhood plan at the current time.

Cllrs mentioned a welding business being operated from a residential property and a wedding venue business being operated from Marl Lane.

11. To note the date of the next meeting as Wednesday 10th July 2019.

The meeting closed at 9.23pm.