

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th June 2020 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 Paton - Chairman
Cllrs Adams, Anstey, Earth, Goldsmith, Hale, Jackson, Lewendon, Mouland, Perkins, White & Wilson.

In attendance: Mrs R Edwards, Asst Town Clerk
Cllr Ann Bellows (NFDC)
Applicant for 20/10562 – 1-3 Provost Street
Applicant for 20/10543 – 33 Provost Street
Agent for 19/10539 – 1-3 Provost Street (refused 15th Aug 2019)

1. To elect a chair

Cllr Hale proposed and it was seconded by Cllr Mouland and therefore **RESOLVED**: that Cllr Paton be elected as chair of the Planning Committee. All in favour.

2. To elect a vice chair

Cllr Hale proposed and it was seconded by Cllr Paton and therefore **RESOLVED**: that Cllr Lewendon be elected as vice chair of the Planning Committee. All in favour.

3. To receive any apologies for absence

Apologies were received from Cllr Adams who would be joining the meeting late due to technical problems.

4. To receive any Declarations of Interest

Cllr Perkins declared an interest in application 20/10562 as he owns a neighbouring property.

5. To confirm the minutes of the meeting held on 11th March 2020 and report any matters arising

Cllr Hale proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED**: that the minutes of the meeting held on the 11th March 2020 be signed as a true record.

Matters arising

Agenda item 9 – The Metis Homes application has gone back for further discussion.

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

No matters raised.

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

Application 20/10351

SITE: LAND AT WHITSBURY ROAD, FORDINGBRIDGE
DESCRIPTION: Residential Development (Scoping Opinion)
DECISION: Opinion Given

Application 20/10352

SITE: LAND AT BURGATE, FORDINGBRIDGE
DESCRIPTION: Residential Development (Scoping Opinion)
DECISION: Opinion Given

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Application No: CONS/20/0099

Site: 5 WESTGROVE, FORDINGBRIDGE, SP6 1LS

Case Officer: Hannah Chalmers

Decision Date: 27/05/2020 Decision: Raise No Objections

Application No: R14/15/20/0196

Site: 24 LOWER BARTONS, FORDINGBRIDGE, SP6 1JB

Case Officer: Alastair Barnes

Decision Date: 04/06/2020 Decision: Exempt Works

8. To consider new Planning Applications

20/10562	1-3 PROVOST STREET, SP6 1AY	Mr Olds - Imperial Homes Commercial Ltd
Demolition of existing 2No. dwellings & associated outbuildings; 6No. new dwellings with car ports and car parking along with the use of the existing access from Provost Street		
For details of this application please click on the following link: view online here		
<p>The applicant reported that a previous application (19/10539) for 8 dwellings was made on this site but refused by NFDC. He said the new design is in keeping, built from good quality materials and an appropriate design for the location. He said it was an unusual site in terms of size and layout and the applicants want to satisfy conservation officer and neighbours and gain the support of the Council.</p> <p>Cllr Anstey reported that there would be six plots - plots 1&2 would be 3-bedroom houses, plots 3&4 2-bedroom houses, plots 5&6 4-bedroom houses. There would be car parking spaces for 14 plus another space for a visitor. Reduced to 6 dwellings from the original application for 8 dwellings. Cllr Anstey reported that many of the necessary documents had been unavailable to view on the NFDC website, including the ecological report, transport paper and flood risk report.</p> <p>Cllr Wilson noted that there was an important view from the Recreation Ground and that the buildings on the last application interfered with that. She asked if the roof heights on this application were different. The applicant reported that the ridge heights had been lowered and the visual impact of vehicles reduced by creating car ports. The volume of dwellings has been reduced by 25% and this gives the overall site more breathing space.</p> <p>Cllr Anstey proposed and it was seconded by Cllr Jackson to recommend permission under PAR1 as it is an effective use of land in meeting the need for homes where the local planning authority is currently not able to demonstrate a five year housing land supply, but would accept the decision reached by the District Council's Officers under their delegated powers as the Town Council has not been able to consider the impact on ecology, highway safety or flooding. Three in favour.</p> <p>Cllr Moulard proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend permission under PAR3 as it is an effective use of land in meeting the need for homes where the local planning authority is currently not able to demonstrate a five year housing land supply. Seven in favour.</p> <p>The applicants for 20/10562 and 19/10539 left the meeting.</p>		

20/10431	ST MARYS CHURCH, CHURCH STREET, FORDINGBRIDGE	Newman - The Parish of St.Mary, Fordingbridge
Re-covering of the roofs to the nave, the tower		
For details of this application please click on the following link: view online here		
Cllr Earth proposed and it was seconded by Cllr Hale and therefore RESOLVED to recommend permission under PAR3 as the church has already used the material before and it seems to be fine and better than lead which could be stolen. All in favour.		

20/10500	FOREST VIEW, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NE	Mr. Cooper
Proposed two storey side extension and balcony		
For details of this application please click on the following link: view online here		
Cllr Paton presented. The applicants have sought advice from the planners but there is still concern about the extension and whether enough has been done to overcome the previous reasons for refusal. The extension is now on the far side of the building, so doesn't interfere with the neighbours, and the plot size is sufficient to carry the extension. However, the extension is more prominent than the main building. The criteria for an extension in the countryside is that it shouldn't increase the floor space by more than 30%. This extension increases the floor space by 53.59%. The planners have said larger applications can be approved in exceptional circumstances, as long as the floor space doesn't exceed 100 sq mtrs and the design, scale and appearance are in character with the rural area.		
Cllr Anstey proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend refusal under PAR4 as the application doesn't comply with current policy. All in favour.		

20/10572	111 STATION ROAD, FORDINGBRIDGE SP6 1BU	Mr Cook
Replacement Single Garage		
For details of this application please click on the following link: view online here		
Cllr Lewendon proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR3 as it is a like for like replacement. All in favour.		

20/10543	33 PROVOST STREET, FORDINGBRIDGE SP6 1AY	Mr &. Mrs Shering
Proposed replacement windows and replacement porch roof		
For details of this application please click on the following link: view online here		
Cllr Anstey Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend permission under PAR3 as it is an improvement to the building. All in favour. The applicant left the meeting.		

20/10559	10 COTTAGE MEWS, FORDINGBRIDGE SP6 1RJ	Mr Bottomley
Change carport into garage (Lawful Development Certificate that permission is not required for proposal)		
FOR INFORMATION ONLY		

9. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: CONS/20/0181

Proposed Works: Ash x 3 - Fell
Platanus x 1 - Remove one branch
Fir Tree x 1 - Reduce by 3m

Site Address: Parsonage House, Green Lane, Fordingbridge, SP6 1JT

Case Ref: TPO/20/0195
Proposed Works: Oak x 1 - Reduce
Site Address: 77 Salisbury Road, Fordingbridge, SP6 1EY
Reason for Work: to make the right hand tree look similar to the left hand tree which will be more aesthetically pleasing and less likely to subside in the future

Case Ref: TPO/20/0198
Proposed Works: Willow x 1 - Reduce
Site Address: 9 Orchard Gardens, Fordingbridge, SP6 1BG
Reason for Work: Overhanging & for Safety Reasons

10. To consider any Licensing Act 2003 applications

There were no Premises Licence applications.

11. To consider Amendments Bleak Hill III, II & I - Hamer Warren Quarry, Harbridge Drove, Nr Ringwood BH24 3PX (Application Nos 19/11326, 19/11325 & 19/11324)

Cllr Hale reported on these applications. The approval for the quarry runs until 2022 and an extension until 2025 is requested. Permission is currently granted for 140 vehicle movements per day although this could increase. However, traffic is intended to travel south so there would be no impact on Fordingbridge. Councillors decided not to formally comment on these applications.

12. To note any items of correspondence

A parishioner wrote to the Town Council about application 20/10228 - Planning Application for 74 Dwellings on Land at BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX raising concerns about access arrangements off the A338 and the surface water drainage and ground water regime.

Stephen Belli, Senior Planning Officer at NFDC, informed FTC that he'd written to the applicant of planning application 20/10228 Land at BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX, setting out the issues to be further considered. The letter refers to various consultation responses which are all now available to view on the NFDC planning web site.

A resident had written enquiring about the possibility of creating a pavement along the B3078 (Southampton Rd) between Fordingbridge and Criddlestyle. He reported that there is a soft footpath on the verge of the road, but during the winter it is often so damp or flooded that pedestrians walk on the busy road, and the same can be said in the summer months when foliage overhangs some of the verge. He emphasised the link to tourism to the area (given Sandy Balls and the number of visitors that this could encourage to the town on foot), the added safety of a pavement along what may be one of the busier/heavily used roads in the area and the idea of Fordingbridge as the gateway to the New Forest and a lack of direct pedestrian access in this way. Cllr Jackson said that FTC needs to consult on this issue as part of the Neighbourhood Plan.

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

Cllr Earth reported that the Crown Inn is discouraging people from using the footpath through their car park by placing bins next to the gate so that it appears that access is blocked. She also reported that sides have been built onto the outside decking for which they got retrospective planning permission and the close board fencing that was on the roof last year that they had to take down is now back bigger and better.

Action: Asst Clerk to report to NFDC

14. To note the date of the next meeting as Wednesday 8th July 2020.

The meeting closed at 8.41pm.