

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th October 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.

In attendance: Mr P Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk
Cllr Bellows (NFDC)
A neighbour of planning application 20/11075

1. To receive any apologies for absence

Apologies were received from Cllrs Perkins, Wilson and White.

2. To receive any Declarations of Interest

Cllr Mouland declared an interest in planning application 20/11050 – 8 Bedford Close as he is a friend of the applicant. He would stay in the meeting but not speak or vote.

Cllr Anstey declared an interest in planning application 20/10969 – Lilac Cottage as he is a close neighbour. He would stay in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 9th September 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 9th September 2020 be signed as a true record. All in favour.

No matters arising.

4. To confirm the minutes of the meeting held on 23rd September 2020 and report any matters arising

Cllr Paton proposed and it was seconded by Cllr Jackson and therefore **RESOLVED:** that the minutes of the meeting held on the 23rd September 2020 be signed as a true record. All in favour.

Matters arising

Agenda item 3 – Cllr Jackson reported that the Highways Authority have concerns that the roundabout at Bridge Street is very close to capacity and that the Highways Authority said the developers should be expected to provide some mitigation to the fact that that roundabout will be over capacity by 2024. He thought this was a stronger way to proceed with the Highways Authority to ensure a northern relief road is built. Cllr Paton said this would be followed up with Hampshire County Council.

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

No matters raised.

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

Application 20/10632

SITE: THE HAVEN, 61 CHURCH STREET, FORDINGBRIDGE SP6 1BB
DESCRIPTION: Single-storey rear extension
DECISION: Granted Subject to Conditions

Application 20/10633

SITE: THE HAVEN, 61 CHURCH STREET, FORDINGBRIDGE SP6 1BB
DESCRIPTION: Single-storey rear extension; internal alterations; reinstate existing rear chimney (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 20/10639

SITE: FORGE COTTAGE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Repairs to cracks in the cement render on the East elevation; full re-pointing with traditional lime mortar on all brickwork on all elevations; replacement of spalled and broken bricks with reclaimed bricks (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 20/10693

SITE: BRACKEN, 7 BUSHHELLS FARM, FORDINGBRIDGE SP6 1BH
DESCRIPTION: Side extension to existing bungalow
DECISION: Granted Subject to Conditions

Application 19/10741

SITE: SIX ACRE FARM, SOUTHAMPTON ROAD, EAST MILLS, FORDINGBRIDGE SP6 2JP
DESCRIPTION: Change of use (and associated building operations) from agricultural building to C3 dwellinghouse (Prior Approval Application)
DECISION: Prior Approval refused

Application 20/10745

SITE: THATCHMANS FARM, FLOOD STREET, BURGATE, SP6 1NB
DESCRIPTION: Change of use and building operations to convert an existing agricultural building to one residential dwelling house (Lawful Development Certificate that permission is not required for proposal)
DECISION: Withdrawn by Applicant

Application 20/10751

SITE: GREENHILLS, 14 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP
DESCRIPTION: Single-storey side extension
DECISION: Granted Subject to Conditions

Application 20/10844

SITE: 7 BURGATE FIELDS, FORDINGBRIDGE SP6 1LR
DESCRIPTION: Use of garage as living accommodation; form patio doors; internal alterations (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Application 20/10873

SITE: 10 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ
DESCRIPTION: Flat roof single-storey living room extension (Prior Approval Application)
DECISION: GPD Approved

Application 20/10888

SITE: 2 JUBILEE CLOSE, FORDINGBRIDGE SP6 1DR
DESCRIPTION: Single-storey garage extension
DECISION: Granted Subject to Conditions

Application 20/10892

SITE: GLENNANVALE, 171 STATION ROAD, FORDINGBRIDGE SP6 1DS
DESCRIPTION: Replacement outbuilding
DECISION: Granted Subject to Conditions

Application 20/10897

SITE: 6 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD
DESCRIPTION: Two-storey side extension to existing dwelling house; new gable to join into existing pitched roof
DECISION: Granted Subject to Conditions

Application 20/11008

SITE: 49 AVON MEADE, FORDINGBRIDGE SP6 1QR
DESCRIPTION: Proposed-single storey side & rear extension; Increase patio door opening for bi-fold doors (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Case Ref: CONS/20/0414
Proposed Works: Cherry Tree x 2 - Reduce
Magnolia x 1 - Reduce
Site Address: The White House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA
Reason for Work: Cherry Trees numbered 1 & 2 - the work is to reshape and reduce the crown of each by up to 30% leaving the trees overall height at 6 metres (approx) & remove any deadwood. There is a Magnolia Tree Numbered as 3 - the work is to reshape and reduce the crown by up to 30% leaving the trees overall height at 5 metres (approx) & remove any deadwood
Decision: Raise no objections

Case Ref: CONS/20/0419
Proposed Works: Conifer x 1 - Fell
Site Address: 15 Church Street, Fordingbridge, SP6 1BB
Reason for Work: too big for garden and reaching telephone line
Decision: Raise no objections

Case Ref: CONS/20/0424
Proposed Works: Willow x 1 - Reduce
Hazel x 1 - Reduce
Alder x 1 - Reduce
Site Address: 26 LOWER BARTONS, FORDINGBRIDGE, SP6 1JB
Reason for Work: Shading the river
Decision: Raise no objections

Case Ref: R14/15/20/0032
Site Address: DUDLEY AVENUE, FORDINGBRIDGE, SP6 1HF
Decision: Exempt Works

7. To consider new Planning Applications

20/10952	86, WHITSBURY ROAD, SP6 1LA	Mrs Hughes
Demolish existing garage and erect new detached garage with associated home office space over		
Cllr Jackson presented this application. There had been one letter of complaint from a resident of St Georges Road. It would be easy to overlook a neighbouring garden from the proposed external staircase and platform which leads into the office space over the garage.		
Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend refusal under PAR4 because the external stairs overlook neighbouring gardens. All in favour.		

20/11050	8 BEDFORD CLOSE, SP6 1HE	Mr & Mrs Fenwick
Ground Floor Single Storey Extension		
Cllr Hale proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend permission under PAR3 as it is a good use of space and a nice extension. All in favour.		

20/10969	LILAC COTTAGE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1LZ	Mr & Mrs Haskins
Repairs to timber rear corner post (north west corner); repairs to door frame (Application for Listed Building Consent)		
Cllr Lewendon proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend permission under PAR3 as these are necessary repairs and in keeping with the age and construction of the property. All in favour.		

20/11075	Redbrook Barn, Ringwood Road, Fordingbridge SP6 2ET	Mr & Mrs Lewis
Prior Approval from Agri. to Dwellings		
Cllr Anstey presented this application for a barn conversion to dwellings. Cllr Lewendon was concerned that the plans didn't appear to be a barn conversion, but rather a new construction.		
A neighbour of the site spoke at the meeting. He reported that the barn currently has no floor, no foundations, cracked walls and an asbestos roof and would be demolished. The neighbour said that he has been told his driveway would be shut and a new entrance introduced. He said he has an existing right of way and this cannot be closed without his permission which he has not given. Cllr Paton said that this is not something that the Council could deal with and advised the neighbour to consult a solicitor which he has already done.		
Cllr Adams proposed and it was seconded by Cllr Paton and therefore RESOLVED to write to NFDC raising concerns about this application, firstly over the loss of access to the main road and secondly because this development doesn't appear to be a barn conversion but rather a new build instead. All in favour.		

20/11008	49 AVON MEADE, FORDINGBRIDGE SP6 1QR	Mrs Lovell
Proposed-single storey side & rear extension; Increase patio door opening for bi-fold doors (Lawful Development Certificate that permission is not required for proposal)		
This application was for information only.		

8. To consider new Tree Works Applications

There were no tree works applications.

9. To consider any Licensing Act 2003 applications

There were no Premises Licence applications.

[Neighbour of planning application 20/11075 left the meeting]

10. To comment on the New Forest District Council revisions to the Local Planning Application Requirements

Cllr Paton gave a summary of the report that went to New Forest District Council's Planning committee meeting on 9th September 2020 - see appendix or

<https://democracy.newforest.gov.uk/documents/s15737/Report.pdf>

Cllr Paton reported that the local list of information requirements for Planning Applications, over and above that required under the National List, gives the applicant a clear understanding of what information will be required and avoids subsequent disputes and delays. The extra information would be very useful for the Town Council as it shows developers have addressed necessary issues; this is especially needed for the larger developments. Cllr Paton said these changes make the process far easier all round and recommended supporting these changes.

Action: Clerk to write to NFDC supporting the proposed changes

11. To note any items of correspondence

The Clerk reported that a planning consultant had emailed a document containing their response to the Government's Planning for the Future (March 2020) White Paper. Members have been sent a copy of this document.

The Clerk reported that additional CIL funds of £286.19 have been received regarding planning application 19/10395.

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

Cllr Jackson reported that the Neighbourhood Plan Steering Group has had some changes in membership and that the input from pupils at Burgate School at the last meeting was very useful. The Clerk has issued a report on the responses to the Open Spaces survey.

The Clerk reminded members of the strategic sites meeting with NFDC to be held on the evening of 26th October.

13. To note the date of the next meeting as Wednesday 11th November 2020.

The meeting closed at 8.30pm.

APPENDIX

NFDC PLANNING COMMITTEE – 9 SEPTEMBER 2020

NEW FOREST DISTRICT COUNCIL - REVIEW OF LOCAL INFORMATION REQUIREMENTS FOR PLANNING APPLICATIONS

1. THE PURPOSE OF THE REPORT

1.1 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO 2015) sets out the minimum (national) information required for a planning application to be valid (see appendix A). In addition to the national information requirements required under the DMPO 2015 there are a number of other mandatory requirements applicable to some applications, these are set out in Appendix C.

1.2 Additional information can be required and the New Forest District Council has required additional information since 2008, this is referred to as the 'local list' of information required for a valid planning application. Under the relevant regulations, the 'Local List' should be reviewed every two years, the last review undertaken by this Council was in 2016. In these circumstances the information required to be submitted with applications has reverted to the nationally prescribed requirements set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

1.3 This report sets out:

a the reasons why it is considered appropriate to reinstate a local list of information required to support planning applications

b the arrangements for the consultation exercise

c the draft local requirements which will form the basis of the consultation

2. BACKGROUND

2.1 In 2008 the standard planning application forms for England was introduced (referred to as 1APP) and this was accompanied by regulations which prescribed more comprehensive information requirements for the validation of planning applications. In addition to the requirements on this national mandatory list the regulations enabled Local Planning Authorities to produce local lists of information requirements, though this was optional.

2.2 The Government recommended a process for adopting a local list for the different types of application which a local planning authority determines. Essentially there are four stages: Firstly the resolution of the relevant Committee to consult on the proposed 'local list' for different application types.

Secondly a consultation period of six weeks is recommended in the Guidance during which the views of stakeholders will be sought on a detailed list for each type of development.

Thirdly, following the consultation process officers will report back to Committee with a 'local list' for formal approval.

The adopted 'local list' will be published on the local authority website and the Planning Portal and made available in paper copies.

2.3 The Council consulted upon and adopted a local list in 2008. In 2010 the then Department for Communities and Local Government's (DCLG) published Guidance on the Information Requirements and validation for planning applications, this was withdrawn in 2014 and incorporated into the National Planning Practice Guidance. It was under this guidance that in 2013, following a consultation exercise, the Council introduced a revised local list of requirements for the validation of planning applications.

2.4 An amendment to the Town and Country Planning (Development Management Procedure) Order in 2012 meant that Local Planning Authorities could only use Local Lists where it has been reviewed and published on the local authority website within the two years immediately before the planning application is made. This requirement has been carried through into paragraph 11 (3) of the Town and Country Planning (Development Management Procedure) Order 2015 (DMPO 2015): This states the particulars and evidence required to be submitted with a planning application beyond that prescribed in the national requirements shall only apply in the following circumstances:

(a) list of requirements is published on the authority website;

(b) the particulars or evidence that the authority require fall within that list;

Chairman

11.11.2020

- (c) the particulars or evidence the authority require to be included in the application—
 - (i) are reasonable having regard, in particular, to the nature and scale of the proposed development; and
 - (ii) are about a matter which it is reasonable to think will be a material consideration in the determination of the application; and
- (d) the list was published (or republished) during the 2 year period immediately before the date on which the application is made.

2.5 In accordance with the Town and Country Planning (Development Management Procedure) Order the Council undertook consultations on the Local List in both 2014 and 2016. Taking on board the comments received in the Consultation the review in 2016 contained a number of minor revisions to the earlier requirements and a commitment to a further review within two years.

3. PROPOSED DRAFT LOCAL LIST

3.1 Why have a Local List of information requirements for Planning Applications?

The provision of particulars or evidence over and above that required under the National List can have the following benefits:

- Gives the applicant a clear understanding of what information will be required and avoid subsequent dispute when additional details are requested.
- Adequate information is submitted with applications to enable proposals to be clearly understood from the outset.
- Ensuring those consulted are provided with sufficient information to be able to make a constructive response to the Local Planning Authority.
- Avoids the need for additional information to be sought during the determination of the application, leading to delay in a decision being reached.
- Failure to submit adequate information may lead to the imposition of pre-commencement conditions which could delay the start of development.

3.2 What additional information can a Local List include?

Since the previous Local List was adopted in 2016 it is evident that the Council will be experiencing a significant increase in the applications for larger scale residential/mixed developments. The 2016 Local List has been reviewed in light of the anticipated increase in 'major' planning applications as well as changes contained in the revised National Planning Policy Framework issued. A comparison between the 2016 information requirements and those now proposed is contained in Appendix B.

3.3 The regulations set out two requirements against which any local list for information to be submitted with applications which should be assessed:

- It is proportionate to the nature and scale of development proposals, and
- Is about a matter which it is reasonable to think will be a material consideration in the determination of the application.

3.4 A revised list which will be subject to Consultation is contained in Appendix C, this table sets out the drivers for requiring the additional information and is referred to as Part 1 of the Local List. The drivers for the proposed information requirements are:

- The Adoption of the New Forest District Local Plan 2016-2036 Part 1
- National Planning Policy Framework (2019)
- National Planning Practice Guidance

A comparison between the proposed Local List and the 2016 information requirements is set out in Appendix B. Appendix D sets out proposed information requirements by application types.

3.5 All too frequently the validation of applications is delayed because the drawings submitted are not drawn to a recognised scale, are poorly drawn or incomplete. The previous Local List did contain standards for plans and drawings accompanying planning applications. It is proposed to consult on expanding the requirements for plans and drawings, this is set out in Appendix E and referred to as Part 2 of the Local List.

4. CONSULTING ON THE PROPOSED LOCAL LIST

4.1 It is considered that the consultation should follow the same format as that undertaken in respect of the 2014 and 2016 Local List reviews, i.e. town and parish councils, internal and external consultees and agents (including all agents who attended the Agents Forum held in January 2019). In terms of how the Consultation is undertaken it is considered this should be

as previously, with 6 weeks allowed for responses. The Planning Committee will then receive a report summarising the responses to the consultation and recommendations for what particulars or evidence will be contained in the Local List requirements for different application types.

5. RECOMMENDATION

5.1 That the proposed Local Information Requirements for planning applications as set out in this report be published for consultation with internal and external consultees, agents who regularly submit applications and Town/Parish Councils.

5.2 A report be brought back to a future meeting of the Committee summarising responses received and setting out a final Local List for adoption.

For Further Information Please Contact: Background Papers:

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