

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 9<sup>th</sup> October 2019 at 7.30pm in the Town Hall**

**(Minutes subject to approval at the next meeting of the Committee)**

**Present:** Cllr Hale - Chairman  
Cllrs Adams, Anstey, Earth, Goldsmith, Jackson, Lewendon, Moulard, Paton, Perkins & Wilson.

**In attendance:** Mr P Goddard, Town Clerk  
Mrs R Edwards, Asst Town Clerk  
Cllr Ann Bellows (NFDC)

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

Apologies were received from Cllr White.

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

No declarations of interest.

#### **3. To confirm the minutes of the meeting held on 14<sup>th</sup> September 2019 and report any matters arising**

Cllr Lewendon proposed and it was seconded by Cllr Paton and therefore **RESOLVED:** that the minutes of the meeting held on the 14<sup>th</sup> September 2019 be signed as a true record.

#### **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 19/10517**

**SITE:** CROWN INN, 62 HIGH STREET, FORDINGBRIDGE SP6 1AX  
**DESCRIPTION:** Use of part of car park as a decking & seating area (Retrospective)  
**DECISION:** Granted Subject to Conditions

##### **Application 19/10931**

**SITE:** LAND AT ST JOHNS FARM, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR  
**DESCRIPTION:** 20no. retirement homes; 78no. dwellings; village hall; playground; new access and associated development (Screening Opinion)  
**DECISION:** Opinion Given

##### **Application 19/10884**

**SITE:** Land at Fryern Court, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1LZ  
**DESCRIPTION:** 4 residential dwellings (Outline application with all matters reserved)  
**DECISION:** Refused

##### **Application 19/10963**

**SITE:** 2 MARBREAN CLOSE, FORDINGBRIDGE SP6 1HW  
**DESCRIPTION:** Outbuilding (Lawful Development Certificate that permission is not required for proposal)  
**DECISION:** Was Lawful

**Application 19/11165**

SITE: 62 ALLENWATER DRIVE, FORDINGBRIDGE, SP6 1RE  
 DESCRIPTION: Single-storey rear extension, going 3m out from the rear of the property and 4.9m along. Neither side of the extension extends beyond the sides of the house (Lawful Development Certificate that permission is not required for proposal)  
 DECISION: Was Lawful

**Tree Work Decisions**

Application No: CONS/19/0489  
 Proposed Works: Apple tree x 2 - Remove  
 Site: 23-25 HIGH STREET, FORDINGBRIDGE, SP6 1AS  
 Decision: Raise No Objections

**6. To consider new Planning Applications**

19/11098	LAND AT, ASHFORD ROAD, FORDINGBRIDGE	Mr Turner
Agricultural barn		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Concern was raised over the size of the proposed agricultural barn and whether it might easily be converted into a house in future.</p> <p>Cllr Perkins proposed and it was seconded by Cllr Wilson to recommend refusal under PAR 2 as there are concerns over the size of the proposed barn, but would accept the decision reached by the District Council's officers under their delegated powers. Three in favour, seven against.</p> <p>Cllr Adams proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED to recommend PAR 5 the decision is taken by District Council's officers under their delegated powers, noting that Fordingbridge Town Council has concerns over the size of the proposed barn. Seven in favour, three against.</p>		
19/11127	17 WILLOW AVENUE, SP6 1LH	Mr & Mrs Wiltshire
Single-storey extension		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Wilson proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR 3 as the extension is sympathetically done and won't affect anyone else. All in favour.</p>		
19/11166	30 PEALSHAM GARDENS, SP6 1RD	Mr Morgan
First floor rear extension		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Earth presented this application. The ground floor extension has already been done. The first floor rear extension will be in keeping, won't affect anyone and will cause no negative impact on amenities. There have been no comments from neighbours.</p> <p>Cllr Paton proposed and it was seconded by Cllr Mouland and therefore RESOLVED to recommend permission under PAR 3 as the extension will be in keeping, won't affect anyone and will cause no negative impact on amenities. All in favour.</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 this application. The case officer had a concern over the height of the proposed car port in relation to the existing cottage. The cottage is in a dip and the car port will be in a highly visible location. Cllrs thought it fits in well and is in keeping with the house.</p> <p>Cllr Anstey entered the meeting while this application was being discussed.</p> <p>Cllr Paton proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR 3 as it is in keeping with the house. Ten in favour, one abstention.</p>		
19/11082	TELEPHONE EXCHANGE, GREEN LANE, FORDINGBRIDGE	BT - British Telecom PLC
Recover the existing louvre on the west elevation; install a galvanized steel inlet cowl; recover one window as shown on the west elevation; install a second galvanized steel inlet cowl as per submitted drawing and photos; the Inlet cowls shall be powder coated white to match the existing window frames on the west elevation.		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Lewendon presented this application. Broadband equipment needs ventilation to prevent overheating. The cowls will reduce noise and not be visible from the road, only from the yard.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Mouland and therefore RESOLVED to recommend permission under PAR 3 as it reduces noise and doesn't affect anyone. All in favour.</p>		
19/11183	17 PEALSHAM GARDENS, SP6 1RD	Mr Lack
Two-storey side extension		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Mouland presented this application.</p> <p>Cllr Earth proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend permission under PAR 3 as it is in keeping, not affecting anyone and makes it a nice house. All in favour.</p>		
19/10389	71D HIGH STREET, FORDINGBRIDGE SP6 1AS	Mrs Johnston - The Gourmet Grocer
Fire proof partition (Application for Listed Building Consent)		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Earth proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend permission under PAR 3 as it makes use of an empty building and doesn't affect anyone. All in favour.</p>		
19/10441	71D HIGH STREET, FORDINGBRIDGE SP6 1AS	Mrs Johnston
Part use of unit 4 as store room for unit 2		
For details of this application please click on the following link: <a href="#">view online here</a>		
<p>Cllr Earth proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend permission under PAR 3 as it makes use of an empty building and doesn't affect anyone. All in favour.</p>		

19/11224	FRYERN PARK, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NF	Mr Nutting
Agricultural building (Agricultural Prior Notification)		
For details of this application please click on the following link: <a href="#">view online here</a>		
Councillors asked for further information on the purpose of the barn and its size. <b>Action: Clerk to ask NFDC for further information</b>		

19/10590	Oaktree Cottage, Bickton Lane, Bickton, Fordingbridge SP6 2HA	Mr Clifford
Porch (AMENDED PLANS)		
For details of this application please click on the following link: <a href="#">view online here</a>		
Cllr Lewendon proposed and it was seconded by Cllr Mouland and therefore RESOLVED to recommend permission under PAR 3 as the porch is in keeping with the cottage. All in favour.		

19/11165	62 ALLENWATER DRIVE, FORDINGBRIDGE, SP6 1RE	Mr Berry
Single-storey rear extension, going 3m out from the rear of the property and 4.9m along. Neither side of the extension extends beyond the sides of the house (Lawful Development Certificate that permission is not required for proposal)		
FOR INFORMATION ONLY. Decision – Was Lawful		

## 7. To consider new Tree Works Applications

Members noted the following tree works application

**Case Ref:** CONS/19/0570  
**Proposed Works:** Alder x 1 Fell  
**Site Address:** 12 Saddlers Close, Fordingbridge, SP6 1AE

## 8. To consider any Licensing Act 2003 applications

Licensing Act 2003 - Grant of Premises Licence (S17)  
 Premises: THE GOURMET GROCER THE GOURMET GROCER, 71C HIGH STREET,  
 FORDINGBRIDGE, SP6 1AS  
 Ref: LICPR/19/05399

The details of the application for a premises licence are as follows:  
 To permit the sales of alcohol off the site Monday to Sunday, 08:00hrs to 20:00hrs. Opening hours the same.

## 9. To consider a response to New Milton's Neighbourhood Plan

Councillors decided not to comment on New Milton's Neighbourhood Plan.

## 10. To note any items of correspondence

The Clerk informed members that Bournemouth, Christchurch and Poole Council are taking the first steps in preparing a new local plan that will provide the framework of policies and site allocations that will guide development over the next 20 years. The closing date for receipt of comments is Monday 18th November 2019.

A local resident forwarded an email to Fordingbridge Town Council that he'd sent to NFDC with concerns over the new commercial pumpkin picking patch just south of Bickton. He raised matters such as change of use from agricultural land to commercial retail, traffic management, noise and smell from the proposed food and entertainment stalls and lack of communication with local residents. FTC has not seen a response from NFDC.

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

Cllr Wilson raised planning concerns over the following:

- Sunnyside, Puddleslosh Lane  
Enforcement reference EN/18/0325 was closed following receipt of an application for a lawful development certificate (existing use) ref: 19/10713. The application was due a decision on 31<sup>st</sup> August 2019. NFDC Legal department are currently considering the evidence provided. They will review the enforcement position again once the application has been determined. Cllr Wilson was concerned an extension had been granted until 25<sup>th</sup> October and thought that perhaps NFDC were stalling as they didn't want to make a decision on this site.  
**Action: Clerk to write to ask NFDC to advise of their current position**
- Land to rear of 46 Whitsbury Road, SP6 1LA  
Cllr Wilson reported that this application was twice refused and twice turned down on appeal. The same application was submitted for a third time ref 18/11467. Fordingbridge Town Council commented with a PAR5 (happy to accept the decision reached by the District Council's officers under their delegated powers) because the Town Council couldn't see any difference between this application and the previous application 17/10317 which had been dismissed on appeal. However, this application was approved by NFDC. The owners have since put in a mezzanine floor which gives views straight into the neighbouring gardens and have been asked by NFDC to apply for retrospective permission. The Chief Planning Officer at NFDC, Claire Upton-Brown, has been asked to comment on this application.  
**Action: Clerk to ask the Chief Planning Officer for a response**
- The Old Pumphouse, Marl Lane, Sande Heath, SP6 1NY  
Cllr Wilson reported that although this application (19/11173 – Change of use from storage lock up to single dwelling) is in Sande Heath Parish she has concerns over the increase in the number of vehicles on Marl Lane which is in the Parish of Fordingbridge. Cllr Wilson reported that although the building had been empty for 20 years, the application said it had been in business use for 3 years.

## **12. To note the date of the next meeting as Wednesday 13<sup>th</sup> November 2019.**

The meeting closed at 8.40pm.