

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th November 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, Goldsmith, Jackson, Lewendon, Mouland, Paton & Wilson.

In attendance: Mr P Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk

1. To receive any apologies for absence

Apologies were received from Cllrs Earth, Perkins and White and Cllr Bellows (NFDC).

2. To receive any Declarations of Interest

Cllrs Hale and Paton declared an interest in applications 19/11142 and 19/11157 as friends of the applicants. Cllrs Hale and Paton would remain in the room but not speak or vote.

3. To confirm the minutes of the meeting held on 9th October 2019 and report any matters arising

Cllr Anstey proposed and it was seconded by Cllr Mouland and therefore **RESOLVED:** that the minutes of the meeting held on the 9th October 2019 be signed as a true record.

Matters arising:

Agenda item 11 – Sunnyside Farm, enforcement reference EN/18/0325, planning reference 19/10713. NFDC's legal department have not yet reached a conclusion yet regarding this application. An extension has been granted until 29th November 2019.

Agenda item 11 – Land to rear of 46 Whitsbury Road, SP6 1LA, planning reference 18/11467. The Clerk asked the Chief Planning Officer again about the mezzanine floor but has still not received a response.

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

No members of public present.

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

Application 19/10948

SITE: AVONWAY COMMUNITY CENTRE, 36 SHAFTESBURY STREET,
FORDINGBRIDGE SP6 1JF
DESCRIPTION: Main entrance doors; glazing; entrance canopy
DECISION: Granted Subject to Conditions

Application 19/10774

SITE: 1 FISHERS HERON, SOUTHAMPTON ROAD, EAST MILLS,
FORDINGBRIDGE SP6 2JR
DESCRIPTION: Additional accommodation to the main dwelling (Outline application with all matters reserved)
DECISION: Granted Subject to Conditions

Application 19/10853

SITE: ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD,
FORDINGBRIDGE SP6 1NQ
DESCRIPTION: Alterations and change of use of building to A1 shop
DECISION: Granted Subject to Conditions

Application 19/11127

SITE: 17 WILLOW AVENUE, FORDINGBRIDGE SP6 1LH
DESCRIPTION: Single-storey extension
DECISION: Granted Subject to Conditions

Application 19/11166

SITE: 30 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD
DESCRIPTION: First floor rear extension
DECISION: Granted Subject to Conditions

Application 19/11224

SITE: FRYERN PARK, FRYERN COURT ROAD, BURGATE,
FORDINGBRIDGE SP6 1NF
DESCRIPTION: Agricultural building (Agricultural Prior Notification)
DECISION: Details not required to be approved

Application 19/11183

SITE: 17 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD
DESCRIPTION: Two-storey side extension
DECISION: Granted Subject to Conditions

Application 19/11082

SITE: TELEPHONE EXCHANGE, GREEN LANE, FORDINGBRIDGE
DESCRIPTION: 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 (Retrospective)
DECISION: Granted Subject to Conditions

Application 19/10590

SITE: OAKTREE COTTAGE, BICKTON LANE, BICKTON,
FORDINGBRIDGE SP6 2HA
DESCRIPTION: Porch
DECISION: Granted Subject to Conditions

Application 19/10441

SITE: 71D HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Part use of unit 4 as store room for unit 2
DECISION: Granted Subject to Conditions

Application 19/10389

SITE: 71D HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Fire proof partition (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Appeal Decisions

Appeal Ref: APP/B1740/W/19/3223268

Application 18/11567

SITE: Land to the south of The Ingle, Fryern Court Road, Burgate, SP6 1NG
DESCRIPTION: Erection of 2 x detached dwellings, associated garages, parking and landscaping (Outline application with all matters reserved)
DECISION: The appeal is allowed

Tree Work Decisions

Application No: TPO/19/0487
 Proposed Works: reduce 2 stems above the fractured bifurcation to the East by up to 5m to pollarded stumps. Reduce remaining limbs by up to a maximum of 3m to appropriate growth points
 Site: 77 SALISBURY ROAD, FORDINGBRIDGE, SP6 1EY
 Decision: Split Decision

6. To consider new Planning Applications

Cllr Anstey chaired the meeting while the first two applications were discussed.

19/11142	39 Shaftesbury Street, Fordingbridge SP6 1JF	Mr & Mrs Burt
Removal of condition 2 of planning permission 03/78076 to allow use of ancillary accommodation as an independent dwelling		
For details of this application please click on the following link: view online here		
Cllr Adams proposed and it was seconded by Cllr Moulard and therefore RESOLVED to recommend PAR3 subject to the conditions recommended by the Conservation Officer being satisfied. All in favour.		

19/11157	39 Shaftesbury Street, Fordingbridge SP6 1JF	Mr & Mrs Burt
Ground floor addition (west); first floor addition (west); cladding to first floor rear north elevation; car port adj existing garages near south garden; cladding to southern gable of garages		
For details of this application please click on the following link: view online here		
Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR3 on condition that the issues raised by the Conservation Officer are addressed. All in favour.		

Cllr Hale resumed the position of Chair.

19/10828	1 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mrs Williams
Signage (Application for Listed Building Consent)		
For details of this application please click on the following link: view online here		
Cllr Goldsmith proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR3. All in favour.		

19/11221	2 HIGH STREET, FORDINGBRIDGE SP6 1AX	Mr Morris
Display 1 non illuminated fascia sign; 1 externally illuminated fascia sign (Application for Advertisement Consent)		
For details of this application please click on the following link: view online here		
Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR3 with the condition the requirements of the Conservation Officer are satisfied. All in favour.		

19/11220	2 HIGH STREET, FORDINGBRIDGE SP6 1AX	Mr Morris
Display 1 non illuminated fascia sign; 1 externally illuminated hanging sign; repair and repaint shopfront mouldings, beads & cils with RAL 7031 & RAL 7026 paint (Application for Listed Building Consent)		
For details of this application please click on the following link: view online here		
Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR3 with the condition the requirements of the Conservation Officer are satisfied. All in favour.		

19/11201	Land rear of 25-31 PROVOST STREET, SP6 1AY	Mr Shering - Crownshade Ltd
Variation of condition 2 of Planning Permission 19/10375 to allow amended plan SBA.3573-7-2 Rev J to allow brick facing on rear & side elevation		
For details of this application please click on the following link: view online here		
Cllr Anstey proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend PAR3 as the design is adequate and complies with building regulations. All in favour.		
19/11186	27 HIGH STREET, FORDINGBRIDGE SP6 1AT	Mr Errington - Goadsby & Harding (Residential) Ltd.
Variation of condition 2 of planning permission 18/11424 to allow new door for independent access.		
To refer to a new drawing reference 4284:14A		
For details of this application please click on the following link: view online here		
Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR5 to accept the decision reached by the District Council's officers under their delegated powers. All in favour.		
19/10595	27 HIGH STREET, FORDINGBRIDGE SP6 1AT	Mr Errington - Goadsby & Harding (Residential) Ltd.
Display 1 non-illuminated fascia sign; 1 non illuminated hanging sign (Application for Advertisement Consent)		
For details of this application please click on the following link: view online here		
Cllr Jackson presented. Looking at the plans it appears there is an error in the description of this application on the part of NFDC and the application is actually for a non-illuminated fascia sign and an illuminated hanging sign.		
Cllr Paton proposed and it was seconded by Cllr Anstey and therefore RESOLVED to recommend PAR3 for a non-illuminated fascia sign and an illuminated hanging sign. All in favour.		
19/11189	LAND OF 86, WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA	Mrs Hughes
Demolition of existing outbuildings; proposed plot separation to erect an additional dwelling with associated parking and upgraded access		
For details of this application please click on the following link: view online here		
Cllr Wilson commented that this application was the only one which did not reference the Fordingbridge Town Design Statement, item 9.6 back gardens and infilling.		
Cllr Lewendon proposed and it was seconded by Cllr Wilson and therefore RESOLVED to recommend PAR3 even though it doesn't comply with the Fordingbridge Town Design Statement. All in favour.		
19/11286	5 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, SP6 3DA	Mr & Mrs Ratcliffe
Use as dwelling in breach of agricultural occupation condition (Certificate of lawfulness for an existing use)		
For details of this application please click on the following link: view online here		
Cllr Adams presented. The application seeks to remove the agricultural occupancy tie from the dwelling on the basis that it has been continuously occupied by the applicant for a period in excess of ten years. The submitted information states that the applicants have never been involved in agriculture and is supported by sworn statements from several parties, which are available to view online. The Town Council has no comments or evidence to offer on the matter.		

19/11329	6 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, SP6 3DA	Ms Manston
Use as dwelling in breach of agricultural occupation condition (Lawful Use Certificate for retaining an existing use or operation)		
For details of this application please click on the following link: view online here		
Cllr Adams presented. The application seeks to remove the agricultural occupancy tie from the dwelling on the basis that it has been continuously occupied by the applicant for a period in excess of ten years. The Town Council had no comments or evidence to offer on the matter.		
19/11271	17 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EU	Mr & Mrs Hamer
Single and two storey rear extension; Replacement roof structure to incorporate accommodation within the roof; Porch to front elevation; Demolish existing rear conservatory		
For details of this application please click on the following link: view online here		
Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR3 as there is no real effect on anyone else. All in favour.		
19/11304	PARSONAGE HOUSE, GREEN LANE, SP6 1JT	Mr Bartlett
Single-storey extension		
For details of this application please click on the following link: view online here		
Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend PAR3 as it is a minor alteration which no one can see. All in favour.		
19/11306	PARSONAGE HOUSE, GREEN LANE, SP6 1JT	Mr Bartlett
Demolish existing rear utility & construct new utility room (Application for Listed Building Consent)		
For details of this application please click on the following link: view online here		
Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend PAR3 as it is a minor alteration which no one can see. All in favour.		
19/11289	WELFORD, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR	Mr & Mrs Wagland
Outbuilding providing ancillary accommodation to the main house		
For details of this application please click on the following link: view online here		
Cllr Goldsmith presented. The proposal is to take down an existing outbuilding and replace with another in keeping with the house and local area, containing a home office, workshop and studio.		
Cllr Mouland proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR3 as it is an improvement to the property. All in favour.		
19/10939	West Cottage, 1 Waverley Road, Fordingbridge SP6 1EU	Mrs Frampton
Dwelling; associated parking (Re-consultation)		
For details of this application please click on the following link: view online here		
Cllr Anstey presented. A previous application proposed a three bedroom cottage on this site. This has been reduced in size from three bedrooms to two and the application resubmitted. The location is adjacent to the bus stop.		
Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend PAR3 as this type of property is needed in this sort of location. All in favour.		

19/11195	FOREST VIEW, FRYERN COURT ROAD, BURGATE, SP6 1NE	Mr Copper
Proposed two-storey side extension and balcony		
For details of this application please click on the following link: view online here		
Cllr Moulard presented. This application falls inside the area covered by Fordingbridge Design Statement. This application would be subject to a maximum increase in size of 30% however it isn't clear whether the extension would exceed this amount. Action: Clerk to ask for more info and discuss at next planning meeting instead.		
19/11337	TOAD HOUSE, FROG LANE, FORDINGBRIDGE SP6 1BN	Mrs Hall
Conversion of existing Garage with single-storey rear extension		
For details of this application please click on the following link: view online here		
Cllr Goldsmith proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend PAR3 as the application doesn't affect anyone.		

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

Cllr Lewendon raised concern that a lot of mature trees were being felled in the town centre at a time when trees are especially needed for environmental reasons.

8. To consider any Licensing Act 2003 applications.

Our Ref:	TEN 8862 / LICTE/19/05926 - KS
Date:	29 October 2019
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	20/11/2019 19:00:00 to 23/11/2019 22:00:00
Premise Address:	Church Hall St Marys Church, Church Street, Fordingbridge, SP6 1BE
Applicant Details:	Alison Silver
Event Details:	Play performed by local drama groups The sale by retail of alcohol 20/11/2019 - 23/11/2019 19:00 - 22:00 130 Persons

9. To note any items of correspondence

An update on the Strategic Sites in Fordingbridge was received from Sarah Renaut, Site Monitoring Officer at NFDC.

Strategic Sites Update (October 2019) - FORD 1 – Augustus Park, (Land East of Whitsbury Road), Fordingbridge SP6 1NQ - Planning Permission Ref: 17/10150 – 145 dwellings

The Phase 2 development continues to progress. The developer is currently constructing the 4th 'block' of housing along the Western side of the development. All the main roadways are in situ at the top section of the site, as are the pathways through the top SANG.

Houses up to and including plot 81 are now being constructed/ready for occupation. There are 145 in total. 3 are show homes, 18 are occupied, 3 have been reserved and 4 have exchanged. Flats on plots 12-18 are social housing. The remaining 46 are being constructed. Some are approaching internal fixes and the remaining houses vary from groundworks through to roofline. The Northern end of the site is being prepared for the groundworks and foundations for plots 82-88.

The social housing is nearly ready and is on its final fix. The painters expected to finish the first house by today. The final construction inspection will not be carried out yet as the block paving outside the houses has only just commenced construction.

I update our Waste and Transport team on newly occupied houses each time I visit site so that the local teams can be notified for collections.

I inspected the SANGs to the West and East of Whitsbury Road.

The bins had not been emptied for a while and I flagged this up with the site. They already know that it's their responsibility. This had been rectified by my next site visit.

The newly installed fence alongside Arch Farm Industrial Estate has some broken feather edge boarding. This will require repair work before the site transfer to NFDC. I flagged this up with the site manager.

The boardwalk has not been altered yet. Further details have been submitted to the planner to deal with the concerns raised. Once an agreement is in place the site can make the required alterations. I will monitor this situation.

The Northern linear SANG has been shaped and is fenced off to avoid construction traffic going across the land. This is good as there will be no further compaction of soil here.

The developer has installed the play equipment for this area. I am going to liaise with the planner to ensure the development concurs with the granted plans. I will monitor the situation.

On a note aside: the contractor completing the highways works are currently working in an area of the Western SANG. This land will need to be returned to its previous state after the works have finished.

I recently attended site with our Tree Officer. We met to inspect the SANG (Suitable Alternative Natural Greenspace) areas and the development adjoining the highway to the entrance of the development. Final plans/details for the remaining development are currently being considered by the planner and the areas are not ready for inspection yet.

The Tree Officer inspected all newly planted trees and natural areas to assess their health. Any that were dying or required watching or remedial works (e.g. re-staking) were highlighted along with notation ready to pass to the developer. This is so they can address any issues raised during the forthcoming planting season (October-March). I will carry out inspection of these works as part of my monitoring role. The Tree Officer and I thought it would be appropriate to arrange to meet the landscapers on site at the commencement of these works to ensure that the planting is carried out correctly and concurs with the details given in the granted planning application.

The Tree Officer recommended that the overgrown section of natural planting in the Western SANG, adjoining the highway, should have the brambles and climbers severed from the highway side of the fence. These plants can then be pulled off to give space to the newly planted hedgerow. I will pass this information on to the developer.

The Tree Officer also recommended that the Willows growing through the boardwalk should be cut to the ground. Again, I will pass this information on to the developer.

Regular monitoring of this site by the Site Monitoring Officer will continue in the short, medium and long term.

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

The gate at the new SANG on Whitsbury Road was nailed shut on Tuesday 12th November for the second time. The police have been informed. Cllr Wilson asked if the gate couldn't be removed. The Clerk advised that the gate is owned by Penny Farthing Homes and it would be their decision.

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

The Town Hall is unavailable for the next meeting on Wednesday 11th December due to Electoral Services needing to set up for the General Election that evening. The meeting is likely to be held in the upstairs Council Chamber instead (TBC).

The meeting closed at 9.04pm.