

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 15th January 2020 at 7.30pm in the Town Hall Council Chamber (Minutes subject to approval at the next meeting of the Committee)

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

In attendance: Mr P Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk
Cllr Ann Bellows (NFDC)
Dr Iain Kidson, Representative for application 19/11514
Brian Currie, Corintech
Adam Bennett, Ken Parks Planning
Sarah Mitchell, Brightspace Architects
Jack Clark, Brightspace Architects

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 11th December 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 11th December 2019 be signed as a true record. All in favour. There were no matters arising.

[Cllr Perkins entered the meeting]

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

Local businessman Brian Currie owns a third of Strategic Site 18 and wishes to develop it for housing in a modern, sensitive and contemporary way to give a community feel, rather than to make a large profit. Houses would be sold to people with a local connection. Brian Currie and his advisors from Ken Parks Planning and Brightspace Architects presented plans for the proposed development of 52 houses. The properties would have curved roofs and be timber clad. Each property would be customisable by the purchaser with different window options and arrangement of spaces. There would be a footpath link and houses would be built away from this link. Properties would be built off site, with a dry weather construction and economies of scale.

[Cllr Anstey entered the meeting]

Questions from Councillors followed the presentation:

Q. What about access to the main road?

A. The road to Burgate House would be widened to access the site.

Q. If every house can be customised by the purchaser how would planning permission be obtained?

A. There would be a maximum of 15 – 20 unique houses, all of which would be acceptable to NFDC. Each prospective homeowner would submit their own planning application with assistance.

Q. Would these designs conflict with other developers' plans?

A. These properties would be distinct, each with its own vibrant character and wouldn't conflict.

Q. What would happen to existing buildings on this site?

A. The barns would be split into six single storey spaces hosting community facilities such as a shop or a café. There would be four 1-bedroom flats above.

Q. Would these houses be energy efficient?

A. The houses would be modular and airtight. The curved roofs would not support solar panels.

Q. What about the impact to Salisbury Road? Would there be a roundabout?

A. The road would be widened. There are already plans for a roundabout from the Penny Farthing development onto the A338. There wouldn't be a second roundabout.

[Brian Currie, Adam Bennett, Sarah Mitchell and Jack Clark left the meeting]

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

Application 19/11195

SITE: FOREST VIEW, FRYERN COURT ROAD, BURGATE, SP6 1NE
DESCRIPTION: Proposed two-storey side extension and balcony
DECISION: Refused

Application 19/11201

SITE: Land rear of 25-31 PROVOST STREET, SP6 1AY
DESCRIPTION: 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
DECISION: Granted Subject to Conditions

Application 19/11220

SITE: 2 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION: 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)
DECISION: Granted Subject to Conditions

Application 19/11221

SITE: 2 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION: Display 1 non illuminated fascia sign; 1 externally illuminated fascia sign (Application for Advertisement Consent)
DECISION: Granted (Advert)

Application 19/11304

SITE: PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE SP6 1JT
DESCRIPTION: Single-storey extension
DECISION: Granted Subject to Conditions

Application 19/11306

SITE: PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE SP6 1JT
DESCRIPTION: Demolish existing rear utility & construct new utility room (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 19/11337

SITE: TOAD HOUSE, FROG LANE, FORDINGBRIDGE SP6 1BN
DESCRIPTION: Conversion of existing Garage with single-storey rear extension
DECISION: Granted Subject to Conditions

Application 19/11531

SITE: 10 AVON MEADE, FORDINGBRIDGE SP6 1QR
 DESCRIPTION: Proposed conservatory (Prior Approval Application)
 DECISION: GPD Refused

Tree Work Decisions

No tree works decisions

6. To consider new Planning Applications

19/11450	12 PARK ROAD, FORDINGBRIDGE SP6 1EQ	Mr & Mrs Young
Rear single-storey extension		
For details of this application please click on the following link: view online here		
Cllr Paton proposed and it was seconded by Cllr Wilson and therefore RESOLVED to recommend permission under PAR3 as it is a modest extension and won't affect the neighbours. All in favour.		

19/11514	AVONWAY COMMUNITY CENTRE, 36 SHAFTESBURY STREET, SP6 1JF	. - Fordingbridge & District Community Association
Replacement of roofing materials; demolition of chimneys		
For details of this application please click on the following link: view online here		
<p>Cllr Lewendon presented. Avonway Community Centre is not a listed building but is in a Conservation Area. The proposal is that man-made slates are used which will initially appear identical to natural slate but will lose their appearance over time. Cllr Lewendon said that the importance of the building should be balanced with the needs of the community. The chimneys are structurally unsound and need to come down; water leaks into the building. Dr Iain Kidson, representative of Avonway Community Centre, reported that the Victorian slate roof is unfelted, the nails are old and the roof no longer keeps water out.</p> <p>Cllr Anstey said that he'd read the full report and wished to see a functioning community centre rather than a non-functioning heritage building. Cllr Perkins asked if any of the existing slates could be reused. Dr Kidson reported that they were in an appalling condition and the patching repair costs to keep existing slates would be almost the same as a new roof in man-made slates. Local youths sit on the roof behind the chimneys and recently caused £12k damage.</p> <p>Cllr Earth proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED to recommend permission under PAR3. The Council strongly supports this proposal. We have considered carefully the balance between the architectural heritage value of the Avonway building and its crucial function as the Town's Community Centre. In our view any harm from these proposals to the architectural heritage is insignificant. We believe that extra cost of using natural slate would threaten the viability of the Community Association, and put at risk the security of the optimum viable use currently provided by the Community Centre. This function we consider to be critical to the well-being of Fordingbridge. In our view this balance mandates the approval of this application.</p> <p>All in favour.</p> <p><i>Dr Kidson left the meeting.</i></p>		

19/11477	19 ST GEORGES ROAD, SP6 1ER	Mr & Mrs Castle
Proposed two-storey rear extension and single-storey side extension		
For details of this application please click on the following link: view online here		
Cllr Wilson proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR3 as it adds extra amenities, brings the building up to date and doesn't affect the neighbours. All in favour.		

19/11570	10 AVON MEADE, FORDINGBRIDGE SP6 1QR	Mr & Mrs Lock
Proposed rear conservatory		
For details of this application please click on the following link: view online here		
Cllr Paton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend permission under PAR3 as it improves life for the occupants and doesn't affect anyone else. All in favour.		

19/11567	5 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, SP6 3DA	Mrs Ratcliffe
Removal of condition 1 of planning permission RFR XX 01052 to allow the removal of the agricultural occupancy condition		
For details of this application please click on the following link: view online here		
Cllr Adams proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR3. All in favour.		

19/11478	Thatchmans Farm, Flood Street, Burgate, Fordingbridge SP6 1NB	Mr Gausson
Change of use from Agricultural to Dwelling (Prior Approval Application)		
FOR INFORMATION ONLY		
Cllr Lewendon reported that Flood Street is currently flooded and that residents' septic tanks are also flooded.		

19/11560	BURGATE ACRES, SALISBURY ROAD, BURGATE, SP6 1EZ	Metis Homes Ltd
Environmental Impact Assessment (Scoping Opinion)		
FOR INFORMATION ONLY		

7. To consider new Tree Works Applications

Members considered the following tree works application.

Case Ref: CONS/20/0006
 Proposed Works: Yew x 1 Reduce
 Site Address: 10 Farriers, Fordingbridge, SP6 1FE

8. To consider any Licensing Act 2003 applications

Our Ref:	TEN 8993 / LICTE/20/00163 - SH
Date:	09 January 2020
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	08/02/2020 19:00:00 to 08/02/2020 22:30:00
Premise Address:	Burgate School and Sixth Form Centre Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Ian Lindsey
Event Details:	Quiz Night Sale of alcohol 8th February 2020 19:00hrs to 22:30hrs 150 persons

9. To note any items of correspondence

The Clerk confirmed that Hythe and Dibden's Neighbourhood Plan has now been adopted.

The Clerk reported that a consultation on proposed modifications to NFDC's Local Plan is currently taking place.

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

Cllr Wilson reported on planning application 18/11467 – land to the rear of 46 Whitsbury Road. Permission was given for a smaller bungalow on this site, however the actual building is taller, with a higher roof and a mezzanine floor. She also had concerns that an art business is being run from this property. Cllr Wilson wants a notice put on this site; the planning conditions were not discharged and therefore the property should not be occupied until details have been submitted.

Cllr Wilson also reported on Sunnyside Farm, planning application 19/10713. She stated that if the conditions were not discharged then the development is unlawful. She stated it was not built before 2015.

The Clerk has written to Claire Upton-Brown, Chief Planning Officer at NFDC about the above matters. Cllr Moulard asked that planning conditions are published on the NFDC website as they used to be.

Action: Clerk to ask NFDC to publish planning conditions online

Cllr Lewendon raised the subject of crime within the town. Although crime reports are received from the police, the statistics do not show how serious some of these crimes are. He asked that the police attend General Council meetings again, as they used to. He requested that a sergeant be invited to attend.

Action: Clerk to invite police to attend a General Council meeting

Cllr Perkins reported that the flooding of the allotments was caused by a log stuck under the bridge, blocking the flow of the river.

Cllr Goldsmith reported that the drain outside Co-op is falling apart and needs repair.

11. To note the date of the next meeting as Wednesday 12th February 2020.

The meeting closed at 9.02pm.