

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th February 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Wilson - Chairman
Cllrs Anstey, Earth, Goldsmith, Hale, Jackson, Lewendon, Perkins and White

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk

1. To receive any apologies for absence

Apologies were received from Cllrs Paton, Hinton and Millar. Also, Cllr Bellows (NFDC).

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 11th January 2023 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 11th January 2023 be signed as a true record. No matters arising.

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 22/11389

SITE: 6 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP
DESCRIPTION: First floor side extension & new porch
DECISION: Granted Subject to Conditions

Application 22/11389

SITE: SURMA VALLEY, SALISBURY ROAD, BURGATE,
FORDINGBRIDGE SP6 1LX (NB: SUBJECT TO UNILATERAL
UNDERTAKING)
DESCRIPTION: Use of restaurant and outbuildings as single dwelling
DECISION: Granted Subject to Conditions

Application 22/11188

SITE: TOILET BLOCK, FORDINGBRIDGE RECREATION GROUND,
RINGWOOD ROAD, FORDINGBRIDGE SP6 1AN
DESCRIPTION: Demolition of existing toilet block
DECISION: Granted Subject to Conditions

Tree Work Decisions

Application No: R14/15/23/0028

Site: 10 MANOR CLOSE, FORDINGBRIDGE, SP6 1HY
Decision: Exempt Works

6. To consider new Planning Applications

[Cllr Perkins entered the meeting.]

23/10074	16 SALISBURY STREET, FORDINGBRIDGE SP6 1AF	Mr Cheal - Western Design Architects
Use of the outside area from residential garden to cafe seating area; erection of 2no. single-storey outbuildings, installation of air conditioning unit, decking and fencing, alteration to route of existing pedestrian right of way from No.12 across site to Salisbury Street, all previously granted temporary permission in March 2022		
Cllr White presented this application.		
Cllr Hale proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is a successful business for the town which is needed. All in favour.		

23/10086	15A SALISBURY STREET, FORDINGBRIDGE SP6 1AB	Turbay Properties Ltd
Conversion of first floor only into 2x 1 bed residential flats (Prior Approval Application)		
Cllr Hale presented this application.		
<p>The previous application to convert 15a Salisbury Street (first and second floors above 15 Salisbury Street) into 2x residential flats (22/1158) had been refused as the proposed development included external alterations to the building that do not constitute permitted development. FTC had recommended refusal of this application under PAR4 due to the lack of parking and loss of employment space.</p> <p>After discussion, there were two proposals:</p> <ol style="list-style-type: none"> a. Cllr Wilson proposed and it was seconded by Cllr Perkins to recommend PERMISSION under PAR3 as it is the type of property badly needed in the town – rentable properties at an affordable price for local people. b. Cllr Earth proposed and it was seconded by Cllr Jackson to recommend REFUSAL under PAR2, due to the lack of parking and loss of business space, but Fordingbridge Town Council would accept the decision reached by the District Council's Officers under their delegated powers. <p>The second proposal (b) was voted on. 7 in favour, 2 against.</p> <p>It was therefore RESOLVED: to recommend REFUSAL under PAR2, due to the lack of parking and loss of business space, but Fordingbridge Town Council would accept the decision reached by the District Council's Officers under their delegated powers.</p>		

23/10079	1 ORCHARD GARDENS, FORDINGBRIDGE SP6 1BG	Ms Jury
Conversion of existing garage and carport to a dining room and kitchen		
Cllr Goldsmith presented this application.		
Cllr Goldsmith proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no adverse effect on the street scene and local amenities. All in favour.		

22/11183	Old Malt House, Bickton Lane, Bickton, Fordingbridge SP6 2HA	Mr & Mrs Gallienne
Construction of a new two storey rear extension; rear first floor extension; and side canopy (AMENDED REASON TO ADVERTISE)		
<p>Cllr Jackson presented this application. FTC had previously considered this application in November 2022 and recommended PERMISSION under PAR1 but would accept the decision reached by the District Council's Officers under their delegated powers. Since then, amended plans had been submitted which addressed the concerns of the Conservation Officer that the proposed extension, by reason of its height, scale, mass, location, orientation, and design that incorporated incongruous forms and materials would result in a development that overwhelms the historic and traditional character of the host dwelling, thereby eroding to a very great degree the positive contribution that the current building makes to the special character of the Conservation Area and the setting of the adjacent listed building.</p> <p>Having considered the amended plans, Cllr Hale proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend PERMISSION under PAR3 as the amended plans addressed the concerns of the Conservation Officer. All in favour.</p>		

22/11432	FLAT 3, THE GRANARY BICKTON MILL, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Mayaan
Replacement of 2 No. skylights with 2 No. balcony Velux windows; installation of a log burner and flue		
<p>Cllr Wilson presented this application. Cllr Goldsmith was concerned about the air pollution caused by log burners and environmental impacts.</p> <p>Cllr Earth proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as it improves the property without affecting local amenities. All in favour.</p>		

23/10084	The Barn, Midgham Road, Fordingbridge SP6 3BX	Mr Wilson
Change of use of barn to dwelling house (Prior Approval Application)		
<p>Cllr Hale presented this application. Members observed that the existing barn does not look much like a barn and questioned whether it might have been built with the purpose of being converted into a dwelling.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PAR5 – Fordingbridge Town Council is happy to accept the decision reached by the District Council's Officers under their delegated powers. All in favour.</p>		

7. To consider new Tree Works Applications

Members considered the following application.

Case Ref:	CONS/23/0020
Proposed Works:	Cherry x 1 Reduce Alder x 1 Reduce Group of Willow Group of Silver Birch
Site Address:	Corvedale, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

8. To consider any Licensing Act 2003 applications

Members considered the following application.

Our Ref:	TEN 10301 / LICTE/23/00225 - BD
Date:	18 January 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	01/02/2023 18:00:00 to 04/02/2023 22:00:00
Premise Address:	Main Hall, The Burgate School, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Martin Strawbridge
Event Details:	Bar at School Drama Production The Sale by Retail of Alcohol 01 February 2023 to 04 February 2023 18:00 - 22:00 150 Persons

9. To consider S106 requirements in relation to strategic site 18

Members discussed the Section 106 requirements for strategic site 18 and agreed the following.

Action: Clerk to send list below to case officer for planning application 21/11237

Fordingbridge Town Council request the following be written into the Section 106 legal agreement:

ANRG, POS provision and maintenance including play spaces, formal open spaces, long term maintenance of all POS and ANRG hard and soft landscaping

Fordingbridge Town Council want the option to adopt the above land and take title to it, with a commuted sum TBC.

FTC want to be involved in deciding what goes into the play areas.

FTC want to be involved in how the contribution of £404,000 for off-site formal open space provision is spent.

Sustainable travel improvements

Fordingbridge Town Council request that

- The X3 bus be routed from the A338 along the link road to Whitsbury Road and back out along the link road to the A338 again.
- Whitsbury Road is not to be used for a bus route as it is too narrow and therefore unsuitable.
- Every X3 bus be routed along the link road, rather than this being an hourly service only.
- Every bus stop along Salisbury Road continue to be serviced by every X3 bus and no stops are bypassed.

Footpath 84 improvement

FTC would like the entire length of footpath 84 to be improved, including from the entrance to the Fordingbridge Primary and Infants Schools to the junction with Penny's Lane.

Residential Travel Plan

Fordingbridge Town Council seeks a travel plan emphasising walking and cycling into the town centre. We would like to see the creation of a good cycle path.

Community Hub

FTC request the option to have ownership of the Community space.

A discussion followed about the Community Infrastructure Levy of £703,808.31, how NFDC plan to spend this money and how to access these funds for the benefit of Fordingbridge. Cllr Wilson recommended getting together with Milford, New Milton, Bransgore and Lymington Councils to find out when and how applications can be made. Cllr Jackson recommended applying to NFDC for partnership projects.

10. To note any items of correspondence

No items of correspondence.

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

Nothing further to report.

12. To note the date of the next meeting as Wednesday 8th March 2023

The meeting closed at 20.36pm.