

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th April 2024 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Anstey, Bailey, Hinton, Howard, Lewendon, Millar, Shering, White and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Cllr Phil Woods, NFDC

1. To receive any apologies for absence

Apologies were received from Cllr Cameron and Perkins.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 13th March 2024 and report any matters arising

Cllr White proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: that the minutes of the meeting held on the 13th March 2024 be signed as a true record. All who attended were in favour.

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 24/10132

SITE: BICKTON FARM, BICKTON LANE, BICKTON, FORDINGBRIDGE, SP6 2HA
DESCRIPTION: Proposed agricultural storage building to enable the storage of agricultural machinery and the hay crop (Prior Approval Application)
DECISION: Prior Approval refused

Application 24/10062

SITE: THE OLD GRANARY HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Erect garden building incidental to enjoyment of the dwelling house (The Old Granary)
DECISION: Granted Subject to Conditions

Application 24/10001

SITE: THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1EZ
DESCRIPTION: 123kW in-roof mounted solar panels (Retrospective)
DECISION: Granted Subject to Conditions

Application 22/10046

SITE: WELFORD, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR (NB: SUBJECT TO UNILATERAL UNDERTAKING)
DESCRIPTION: Use of the building at the rear of the house as two holiday let units (Retrospective)
DECISION: Granted Subject to Conditions

Application 24/10123

SITE: 40B WEST STREET, FORDINGBRIDGE SP6 1JH
DESCRIPTION: Variation of condition 2 of application 22/11449 to allow an amendment to the approved design including x2no. roof lights, replacement of cladding with brickwork, lifting the roof height by 30cm and fenestration alterations
DECISION: Granted Subject to Conditions

Application 24/10125

SITE: THE OLD GRANARY, KINGS YARD, SALISBURY STREET, FORDINGBRIDGE SP6 1AB
DESCRIPTION: Conversion of existing ground floor office (Class E) to form x1no. flat (Prior Approval Application)
DECISION: Prior Approval approved

Application 23/10316

SITE: SS16 LAND NORTH OF, STATION ROAD, FORDINGBRIDGE SP6 1JW (NB: SUBJECT TO LEGAL AGREEMENT)
DESCRIPTION: Application for full planning permission to provide 198 dwellings (including affordable housing provision), new pedestrian and cycle routes, landscaping, parking, public open space, Alternative Natural Recreational Greenspace, improvement of existing access, drainage and all other necessary on site infrastructure; and demolition of former outbuildings and agricultural buildings. (AMENDED REASON TO ADVERTISE)
DECISION: Granted Subject to Conditions

Application 24/10243

SITE: BICKTON FARM, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Proposed agricultural storage building to enable the storage of agricultural machinery and the hay crop (Prior Approval Application)
DECISION: Details Required (Prior Notification)

Tree Work Decisions

Case Ref: CONS/24/0086
Site Address: 26 Lower Bartons, Fordingbridge, SP6 1JB
Decision: Raise No Objections

Case Ref: CONS/24/0094
Site Address: 21 Bridge Street, Fordingbridge, SP6 1AH
Decision: Raise No Objections

6. To consider new Planning Applications

Details of the following planning applications can be viewed at:

<https://planning.newforest.gov.uk/online-applications/>

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| 24/10142 | 8 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DN | Mr. Harding |
| Removal of an existing brick retaining wall replace with fence | | |
| Cllr Hinton proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers. All in favour. | | |

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| 24/10187 | THE OLD GRANARY HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA | Mr & Mrs Scott Healey |
| Replace x3 windows (W1, W2, W3) and x1 door (D1) (Application for Listed Building Consent) | | |
| Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3. All in favour. | | |

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| 24/10174 | 2 HIGH STREET, FORDINGBRIDGE SP6 1AX | Nationwide Building Society |
| Replace x1no. projecting signage with new illuminated projecting sign; retain existing brackets; replace x1no. Fascia and 1xno. Logo with x1no. new fascia sign and 1no.logo; install x1no. ATM tablet and decals with new; (Application for advertisement consent) | | |
| Cllr Shering proposed and it was seconded by Cllr Howard and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is positive for the town. All in favour. | | |

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| 24/10175 | 2 HIGH STREET, FORDINGBRIDGE SP6 1AX | Nationwide Building Society |
| Replace x1no. projecting signage with new illuminated projecting sign; retain existing brackets; replace x1no. Fascia and 1xno. Logo with x1no. new fascia sign and 1no.logo; install x1no. ATM tablet and decals with new. (Application for listed building consent) | | |
| Cllr Shering proposed and it was seconded by Cllr Howard and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is positive for the town. All in favour. | | |

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| 24/10162 | 5 FALCONWOOD CLOSE, FORDINGBRIDGE SP6 1TB | Tomlin |
| Rear extension; fenestration alterations | | |
| Members noted that the proposed extension would be squeezed onto a small plot with little garden remaining. There have been no objections from neighbours. Cllr White proposed and it was seconded by Cllr Howard and therefore RESOLVED: to recommend PERMISSION under PAR3 as it provides better living accommodation for the occupier with no detrimental effects. All in favour. | | |

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| 24/10234 | ANNEXE, THE GRANARIES, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NF | Mr & Mrs Hale |
| Internal alterations including the subdivision of the three bays of the cart shed and removal of partition walls; external addition of gutters (Application for listed building consent) | | |
| There is little change on the outside of the listed building. The internal alterations to the historic building are of medium interest. Cllr Wilson proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3. All in favour. | | |

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| 24/10183 | FOREST VIEW, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NE | Mr Cooper |
| Variation of condition 2 of application 22/10107 to allow a change in colour to the windows from white to green | | |
| Cllr Lewendon proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as it will blend in more with the countryside. All in favour. | | |

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| 24/10273 | Land rear of 7 FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG | Mrs Barr |
| Erection of 2no. detached dwellings, garaging, access and associated works. (Outline application - access only) | | |
| Cllr Hinton proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend REFUSAL under PAR4 as it introduces a back-land second-tier development behind the frontage and, through the creation of two plots for two houses, it is also an overdevelopment of the site. All in favour. | | |

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| 24/10274 | CLOVELLY, WHITSBURY ROAD, TINKERS CROSS, FORDINGBRIDGE SP6 1FF | Mr and Mrs Courtney |
| New Garage | | |
| The proposal is for a double garage to the front of the property. Cllr Wilson noted that the area is currently open and a garage in this position may protrude. FTC recommended refusal on a previous application some years ago to avoid setting a precedent. | | |
| Cllr Howard proposed to recommend PERMISSION under PAR3. There was no seconder. | | |
| Cllr Hinton proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers. 8 in favour, 2 abstentions. | | |

Details of the following planning applications can be viewed at:

<https://planning.agileapplications.co.uk/nfnpa>

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| 24/00247LDCE | Moorland House, SALISBURY ROAD, BURGATE, FORDINGBRIDGE, SP6 1LY | Mr Philip Bamborough |
| Application for a Certificate of Lawful Development for existing rear extension and enclosure of link in breach of additional condition 1 of planning permission 00065719 | | |
| Having examined images from Google maps, Councillors surmised that the rear extension had existed, and the link been enclosed for more than 10 years and that they did not know of any changes to the building that had taken place within this timeframe. | | |

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| 24/00263FULL | Coach House, Avonside, SOUTHAMPTON ROAD, FORDINGBRIDGE, FORDINGBRIDGE, SP6 2JT | Dr J.A. Lawrie & Mrs Carole Gannon |
| Single-storey extension; porch; bin store; parapet wall; air source heat pump; replacement of flat roof with an extended pitched roof and addition of roof lights; infill of garage doors to create additional floorspace; 3no. dormers; alterations to doors and windows; removal of 3no. dormers; demolition external staircase access to flat; removal of first floor connecting walkway | | |
| Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is improving the existing building and creating independent living accommodation. All in favour. | | |

7. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: TPO/24/0139
Proposed Works: Birch x 1 Reduce
Site Address: 1 Augustus Avenue, Fordingbridge, SP6 1FL

Cllr Lewendon reported that the tree was not on the property of the applicant and asked for more details of the proposed works.

Action: Clerk to request more details of the proposed works

8. To consider any Licensing Act 2003 applications

Members noted the following licensing act applications.

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| Our Ref: | TEN 11115 / LICTE/24/01338 - EH |
| Date: | 14 March 2024 |
| Application Type: | Temporary Events Notice |
| Date(s) Of Proposed Event: | 20/04/2024 19:00:00 to 20/04/2024 22:00:00 |
| Premise Address: | Main Hall, The Burgate School, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ |
| Applicant Details: | Michael Horswell |
| Event Details: | Barn Dance - Charity Fundraising Event The Sale by Retail of Alcohol 20 April 2024 19:00hrs to 22:00hrs 100 Persons |

9. To consider progressing a Neighbourhood Plan

Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to restart production of the Fordingbridge Neighbourhood Plan and to seek advice from Alderholt Parish Council and Ringwood Town Council to identify suitable planning consultants to assist with this work. All in favour.

Action: Clerk to progress

10. To note any items of correspondence

The NFDC Strategic Sites update has been received for April and circulated to Members.

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

The HALC Intro to Planning course is booked for 22nd May at Fordingbridge Town Hall.

Planning Committee 10.04.2024

12. To note the date of the next meeting as Wednesday 8th May 2024

The meeting closed at 9.02pm.