

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th August 2020 at 7.30pm held remotely using appropriate technology in accordance with The Local Authorities and Police and Crimes Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (“the 2020 Regulations”) which came into force on 4th April 2020.

(Minutes subject to approval at the next meeting of the Council)

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

In attendance: Mrs R Edwards, Asst Town Clerk
Cllr Bellows (NFDC)

1. To receive any apologies for absence

Apologies were received from Cllr Goldsmith.

2. To receive any Declarations of Interest

Cllr Adams declared an interest in planning application 19/11309 - 36 Salisbury Street as the applicant will be his neighbour. Cllr Adams would remain in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 8th July 2020 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore **RESOLVED:** that the minutes of the meeting held on the 8th July 2020 be signed as a true record.

Matters arising

Agenda item 10 – The Asst Clerk reported that the placement of a table outside the The Dolls House Quintessential Tea Rooms on Bridge Street, causing pedestrians to walk in the busy road, was reported to Environmental Health on 13th July 2020, reference CS1986558.

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 20/10572

SITE: 111 STATION ROAD, FORDINGBRIDGE SP6 1BU
DESCRIPTION: Replacement single garage
DECISION: Granted Subject to Conditions

Application 20/10543

SITE: 33 PROVOST STREET, FORDINGBRIDGE SP6 1AY
DESCRIPTION: Proposed replacement windows and replacement porch roof
DECISION: Granted Subject to Conditions

Application 20/10651

SITE: FIELD HOUSE UNIT A, FORDINGBRIDGE BUSINESS PARK,
ASHFORD ROAD, FORDINGBRIDGE SP6 1BD
DESCRIPTION: Class O – conversion to 5 flats, B1 to C3 (Part 3 of the GPDO) (Prior Approval Application)
DECISION: Prior Approval refused

Application 20/10370

SITE: GLASSHOUSE STUDIOS, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1QX
DESCRIPTION: Use as office (Use Class B1) for administrative use for an app based private hire operator (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Not Lawful

Application 20/10559

SITE: 10 COTTAGE MEWS, FORDINGBRIDGE SP6 1RJ
DESCRIPTION: Change carport into garage (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Application 20/10550

SITE: LAND OF THE INGLE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG (NB: PROPOSED LEGAL AGREEMENT)
DESCRIPTION: 2 detached houses; associated garages, parking and landscaping (Details of the access, appearance, landscaping, layout, and scale development granted by Outline permission 18/11567)
DECISION: Withdrawn by Applicant

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Application No: TPO/20/0198

Site: 9 ORCHARD GARDENS, FORDINGBRIDGE, SP6 1BG
Case Officer: Alastair Barnes
Tree Ref: G1
Proposed Works: Willow x 1 - Reduce by 2-3 meters
Reason for Work: Overhanging & for Safety Reasons
Decision Date: 08/07/2020 Decision: Grant

Application No: TPO/20/0195

Site: 77 SALISBURY ROAD, FORDINGBRIDGE, SP6 1EY
Case Officer: Alastair Barnes
Tree Ref: T2
Proposed Works: Reduce the Northern side of the tree by up to 2M
Reason for Work: to make the right hand tree look similar to the left hand tree which will be more aesthetically pleasing and less likely to subside in the future
Decision Date: 16/07/2020 Decision: Refuse

Application No: TPO/20/0280

Site: 7 WESTGROVE, FORDINGBRIDGE, SP6 1LS
Case Officer: Alastair Barnes
Tree Ref: G1
Proposed Works: Scotts Pine x 1 Crown raise lowest lateral branch
Scotts Pine x 1 - Deadwood
Oak x 1 - Crown reduce up to 1.5m
Reason for Work: to allow light into the garden
Tree Ref: G2
Proposed Works: Copper Beech x 1 - Reduce height by approx 2m
Reason for Work: to allow light into the garden
Decision Date: 07/08/2020 Decision: Split Decision

6. To consider new Planning Applications

20/10639	FORGE COTTAGE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Holland
Repairs to cracks in the cement render on the East elevation; full re-pointing with traditional lime mortar on all brickwork on all elevations; replacement of spalled and broken bricks with reclaimed bricks (Application for Listed Building Consent)		
Cllr Moulard reported on this application and read from the Conservation Officer's report which said that further information was needed on the works proposed and items such as mortar care, wall preparation and timings, or the sand grading and proposed grit content of mortar materials. Fordingbridge Town Council agreed they had no objections to the re-rendering of the house in principle, but the application needs to comply with the outcome of the Conservation Officer's further investigation.		
Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore RESOLVED to recommend PAR5 that Fordingbridge Town Council is happy to accept the decision reached by the District Council's officers under their delegated powers. All in favour.		
19/11309	36 SALISBURY STREET, FORDINGBRIDGE SP6 1AF	Mrs Ellis
Create and extend internal walls and first floor; reposition doors and creation of en-suite (Application for Listed Building Consent)		
Cllr Wilson reported that this application is retrospective and quoted from the Conservation Officer's report:		
<i>"This application seeks to regularise works which have taken place on the first floor of the listed building to create an en-suite to serve a bedroom. The applicants have provided information, including photographs and floor plans, as part of their application to show how the space looked when they purchased the listed building in 2010, and the work which was subsequently carried out to the first floor to create the en-suite. The creation of the en-suite on the first floor has not resulted in any loss to the historic fabric of the listed building, being modern fabric, nor has it impacted on the historic plan form, with the en-suite being created within a later part of the house. As such, it is considered that there has been no harm to the significance of the listed building."</i>		
Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED to recommend permission under PAR3 as the application improves the house while keeping the interesting features. All in favour. (Cllr Adams had declared an interested and therefore abstained from the vote.)		
20/10717	5 THE PANTILES, FORDINGBRIDGE SP6 1DQ	Telling
Variation of condition 2 of planning permission 20/10342 to allow the dwelling to be partially clad in cedar cladding		
Cllr Hale reported on this application. Permission has already been given for the extension, the applicants now want to clad the bungalow in cedar cladding, saying that they are not able to source bricks to match the original property. The property was built in 1981. Cllr Wilson thought the applicants should try harder to source the bricks required, which she said are London bricks and quite expensive.		
Cllr Anstey proposed and it was seconded by Cllr White and therefore RESOLVED to recommend permission under PAR3 as there are no adverse effects on the community or residential area. 10 in favour, 1 abstention.		

20/10751	GREENHILLS, 14 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP	Mr & Mrs Quayle
Single Storey Side Extension		
<p>Cllr Jackson reported that the applicants have permission for a side extension already. The difference between that application and this one is that the existing garage and car port would be removed. This application is for a smaller timber-clad extension. The house is tucked away from the road.</p> <p>Cllr Jackson proposed and it was seconded by Cllr White and therefore RESOLVED to recommend permission under PAR3 as this application will not cause any problems to the town. All in favour.</p>		
20/10741	Six Acre Farm, Southampton Road, East Mills, Fordingbridge SP6 2JP	Ms Haugh
Change of use (and associated building operations) from agricultural building to C3 dwellinghouse (Prior Approval Application)		
<p>Cllr Lewendon reported that the applicants want to alter the proposed interior from the application that was previously granted permission (18/10410). He said that downstairs this application is very similar, upstairs will change from two bedrooms, one en-suite and a shower room to one bedroom, a separate kitchen and a larger living area. The building will look exactly the same from the outside.</p> <p>Cllr Anstey proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend permission under PAR3 as these are only minor changes to the application that was previously granted permission. All in favour.</p>		

7. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: R14/15/20/0364
Proposed Works: Oak x 1 - Removal of Dead Branches
Site Address: 1 ASHBURN PLACE, FORDINGBRIDGE, SP6 1FD

8. To consider any Licensing Act 2003 applications

There were no Premises Licence applications.

9. To receive an update on the Neighbourhood Plan

There was nothing to report.

Cllr Hale asked for an update on the residents' questionnaire. Cllr Jackson reported that the questionnaire is currently being printed and will be delivered to households by the Royal Mail. There is a four week lead time for Royal Mail and hence the deadline for returned questionnaires has been set for the end of September.

10. To note any items of correspondence

Strategic Sites Update

A Strategic Sites Update has been received from NFDC regarding FORD1 – Augustus Park. See appendix. Cllr Lewendon asked if a date had been set for cutting back the overgrown vegetation covering the boardwalk at the SANG. Cllr Paton said it was concerning that the new public open spaces are not being maintained.

Action: Asst Clerk to follow up with NFDC about the work on the overgrown boardwalk

Land from Downwood Close to Marl Lane

Stuart Yeo (NFDC) emailed in response to an enquiry from the Clerk enquiring about adding the land from Downwood Close to Marl Lane in Fordingbridge to the definitive map. He said that the land is currently protected as open space both through the planning policy and restrictive covenants on the land. Also the land is subject to policy FORD2.1 for a proposed cycleway under the Local Plan Part 2. Stuart Yeo considered that declaring it a public right of way would mostly cause delay to any substantial repair works, as there would be a lengthy process to close it in order to carry out the works safely. Therefore he considered this would be an extra layer of bureaucracy, that would not give a tangible benefit (as it is already open space), and any delay in maintenance works would ultimately be at the detriment of the local residents.

Cllr Wilson disagreed. She thought that an open space doesn't have the same restrictions on the land as a public right of way.

Tree Preservation Order TPO/0006/20

The Asst Clerk reported on a new tree preservation order. TPO No. TPO/0006/20 – Beech tree within the property 'Waltham', Main Road, Sandleheath, Fordingbridge, SP6 1TD – was confirmed by the New Forest District Council without amendment on 20 July 2020.

Update on Hurley Farm

Permission was given under planning reference 19/10943 on 25th September 2019 to demolish a house at Hurley Farm and rebuild. <https://planning.newforest.gov.uk/online-applications/applicationDetails.do?keyVal= NEWFO DCAPR 209244&activeTab=summary>

Enforcement notice EN/19/0441 was received 1st October 2019 for unauthorised operational development and change of use of land.

Complaints have been received regarding vehicle movements along Marl Lane during this development and the unsuitability of Marl Lane for such large vehicles. Cllr Sevier (NFDC) has given this response:

They have planning permission for work there. The lorries do need access to deliver and the legal access to the property is along the lane. The enforcement officers are regularly monitoring the site and keeping full records of their visits and the building works. The next visit will be in September and the case again reviewed. My position is that the site is reviewed regularly and I am being kept up to date. The situation is being correctly managed.

Further complaints have been received regarding damage to trees with TPOs by large vehicles accessing Hurley Farm (see attached documents). This has been reported to NFDC.

Further concerns have been raised with regards to the suitability of Hurley Farm becoming a wedding venue due to Marl Lane being unsuitable for an increased volume of traffic.

Sequoia Farm

Cllr Sevier (NFDC) has given this comment regarding Sequoia Farm:

Sequoia Farm - that has been won - we are there - and just need the mobile home removed - but - always a but - who owns the site now? - I know Pennyfarthing Homes have options on the land through there. I will be getting an update from the officer dealing with that.

Cllrs Sevier and Bellows have raised the Hurley Farm and Sequoia Farm issues with NFDC Head of Planning this week and are confident they will be addressed. Cllr Sevier will provide a further update in September, but possibly not in time for the next meeting.

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

Cllr Lewendon reported that planning application 20/10550 LAND OF THE INGLE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG (recently been withdrawn by the applicant) included the removal of several trees, including a large old oak tree. He was concerned about the potential loss of trees and asked that a TPO be pursued on these trees and especially the oak.

Action: Asst Clerk to contact NFDC regarding new TPOs on these trees, especially the oak tree

Cllr Wilson asked that outstanding enforcement notifications be added to planning agendas.

Action: Asst Clerk to add enforcement notifications to Planning Agendas

Cllr Paton asked whether there would be a meeting between NFDC and FTC to discuss site 16 before the Planning Committee meeting on 9th September.

Action: Clerk to follow up with NFDC

The Crown Inn

Cllr Wilson reported a problem with the Crown Inn blocking the Right Of Way across their land, with commercial bins at one end of the route and parked cars at the other. Cllr Perkins reported that David Shering has written confirmation that there is a public right of way from the High Street to the town car park, through the land belonging to the Crown Inn. Cllr Earth reported that that social distancing is not being adhered to and there are noise problems when customers leave the premises, especially on a Saturday night. Councillors agreed there are a number of issues that needed addressing.

Cllr White asked that the landlord be sent a letter from the Council informing him of his responsibility of making sure the Right of Way is kept open to the public.

Action: Clerk to send letter to landlord of the Crown Inn

Cllr White asked that the lockdown breaches be reported in order to keep the town safe.

Action: Information Officer to report lockdown breaches and noise problems

12. To note the date of the next meeting as Wednesday 9th September 2020.

The meeting closed at 8.07pm.

Strategic Sites Update (August 2020)

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

The Contractor has commenced construction of the extra fencing on the boardwalk in the Western SANG (Suitable Alternative Natural Green space). A section of fencing has been missed as has the installation of the maintenance ramp to access the SANG. I have flagged this up with the Developer and the Planner. The Developer had already noted it when he visited and he is booking in the work with the contractor. I also reminded him about the requirement for provision of the boardwalk maintenance access.

The remedial works to the bio-retention pond, including the head walls to the pond and the swales have been delayed due to the Covid crisis. These plus the corral fencing surrounding the recently grassed area in the Western SANG will require attending to now. The Developer is trying to book the work in with contractors. The contractor involved with the remedial works for the bio-retention pond is not yet available due to the Covid crisis. The Contractor dealing with the recent highways water works has contacted me to inform me that he is programming in the removal of the corral fencing along with a mow to leave the area tidy. This is expected to be carried out in the short term.

The allotments have not commenced construction yet.

In Phase 1 two houses are being used by the Sales Team, one is for sale, one has been reserved and all the remaining houses are occupied.

In Phase 2 Plots 51-62 are now complete as are Plots 80 and 81. The affordable housing is at the external and internal fix stage, as are Plots 82 – 88. There are eight houses for sale, seven have been reserved, one has exchanged and fifteen are occupied.

In Phase 3 Plots 89-96 and 99 are at roofline level. Plots 97 and 98 have reached 1st floor level. Plots 108-111 have their floor pads constructed and the foundations have been laid for Plots 100-107 and 112-118. All Plots in Phase 3 have now commenced construction. One is for sale and one has been reserved.

I spoke to the Site Manager to ask why the higher section of pathway in the Eastern SANG had been closed off to the public. The lower section and access to the school is still open. He stated that this was a temporary measure whilst soil movement works and works to the play area are ongoing and that it would be reopened shortly. I have flagged this up with the Developer and the Planner as the pathway would need to be opened as soon as these works have been completed. I also flagged up the condition of the soil in the allotment area as it has been compacted by construction traffic. The Site Manager assured me that this compaction would be dealt with before the allotments were created in that area.




The large amount of soil that was being stored on land separate to the site (but in the Developer's ownership) has been reduced. The majority of it has been brought back onto the site (hence partly why the pathway has been temporarily closed for safety reasons). The remainder is topsoil being used for the site and this will be removed and placed back on site as soon as possible. I have notified the Developer that if this goes beyond the short term a fresh planning application would be required to be submitted.




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

FORD1 – Occupation Plan – SV 17th July 2020



Occupation Status

-  Not commenced construction
-  Under construction
-  For Sale

-  Reserved
-  Exchanged
-  Occupied