

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th March 2021 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 Diane Paton - Chairman
Cllr Malcolm Adams, Cllr Paul Anstey, Cllr Pat Earth, Cllr Edward Hale, Cllr Nobby Goldsmith, Cllr Mike Jackson, Cllr Alan Lewendon, Cllr John Mouland, Cllr Brian Perkins, Cllr Pete White and Cllr Anna Wilson

In attendance: Mrs Rachel Edwards, Asst Town Clerk
Cllr Annie Bellows (NFDC)
Cllr Phil Tandy (Damerham Parish Council)
Agent, Architect & Highways Consultant for application 19/10881
Neighbour of planning applications 20/11439 & 20/11440
Reporter from the Salisbury Journal
14 Members of the Public

1. To receive any apologies for absence

No apologies were received.

2. To receive any Declarations of Interest

Cllr Goldsmith declared an interest in application 20/11439 & 20/11440 under agenda point 6 as the application is for a neighbouring property. Cllr Goldsmith said he would leave the room while these applications were being discussed.

3. To confirm the minutes of the meeting held on 10th February 2021 and report any matters arising

Cllr Jackson asked for the words “Sandy Balls” to be replaced with “the town centre” in the second to last paragraph of agenda item 12:

*Cllr Wilson asked for a meeting with Sandy Balls Holiday Village to discuss the running of a minibus between the holiday village and ~~Sandy Balls~~ **the town centre**,*

Cllr Goldsmith proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** that the minutes of the meeting held on the 10th February 2021 amended as above be signed as a true record. All in favour.

No matters arising.

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 20/11448

SITE: OAKMOOR HOUSE, FRYERN COURT ROAD, BURGATE,
FORDINGBRIDGE SP6 1NG

DESCRIPTION: Conservatory

DECISION: Granted Subject to Conditions

Application 20/10537

SITE: 65 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB
DESCRIPTION: Construction of a terrace to the rear of the property off of the 1st floor master bedroom
DECISION: Granted Subject to Conditions

Application 20/11420

SITE: AVON LODGE, SOUTHAMPTON ROAD, SP6 1AP
DESCRIPTION: Proposed ancillary accommodation (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Case Ref: TPO/20/0692
Site Address: 9 ORCHARD GARDENS, FORDINGBRIDGE, SP6 1BG
Proposed Works: Common Alder (T1) - Reduction in height by 3.5 m, selected reduction of side laterals to re-shape.
Weeping Willow (T2) - Pollarding to height of 8-9 m and a width of 8-9 m. This will be below previous high pollard points.
Reason for Work: T1 - reason - tree is becoming over-dominant for its surroundings and causing excessive shading.
T2 - reason - this is to reduce overall weight of canopy and obtain a more compact canopy and shape. Becoming over-dominant for its surroundings.
Decision: Refuse

[Cllr Perkins joined the meeting.]

6. To consider new Planning Applications

| | | |
|---|---|-----------------|
| 19/10881 | LAND AT ST JOHNS FARM, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR | Mr & Mrs Weldon |
| 20 no. retirement homes; 78no. dwellings; village hall; playground; new access arrangements and associated development (all matters reserved except access) | | |
| <p>Cllr Lewendon read the NFDC Planning Policy report to the meeting: <i>This greenfield site at St John's Farm, Stuckton Road, Fordingbridge is not allocated for development in the Council's recently adopted Local Plan 2016-2036 Part 1 Planning Strategy (adopted July 2020). The site lies outside the defined built-up area for Fordingbridge and so countryside policies apply. This outline planning application for 78 dwellings and 20 retirement homes is entirely contrary to "Policy STR3: The strategy for locating new development" of the recently adopted Local Plan 2016-2036 Part 1: Planning Strategy and "Saved Policy DM20: Residential development in the countryside" of the adopted Local Plan Part 2 (2014): Sites and Development Management. The recently adopted Local Plan makes provision for at least 10,420 dwellings over the period 2016-2036 which meets the District's objectively assessed housing need in full. The adopted Local Plan allocates three new strategic sites for a combined total of at least 870 dwellings at the settlement of Fordingbridge. Each of these strategic sites is already either at pre-application or planning application stage and will address the housing needs of the area. This unallocated greenfield site at St John's Farm, Stuckton Road is therefore not required in order to meet housing needs as these needs are already being</i></p> | | |

addressed. The claim that this site is needed on the basis of a lack of a five-year housing land supply and that therefore the 'tilted balance' set out in paragraph 11(d) of the National Planning Policy Framework applies is not correct. The Council's published Housing Land Supply Statement (September 2020) sets out that the Council can demonstrate a five-year housing land supply of 6.1 years. The results of the 2020 Housing Delivery Test covering the period 2017/18-2019/20 were published by the Government in January 2021 and the results show that the Council achieved a 'Pass' score of 107% in the Housing Delivery Test 2020 Measurement (<https://www.gov.uk/government/publications/housing-delivery-test-2020-measurement>). The 'tilted balance' is consequently not engaged and the Council's recently adopted up-to-date Local Plan therefore carries full weight.

Cllr Lewendon reported that access to the site is via a diversion of Stuckton Lane southwards and read the following extracts from the Highways Report:

The Highways Authority (HA) considers the traffic impact assessment contained in the Transport Statement has not adequately assessed the potential impact on the site access and key junctions on the road network in the vicinity. Given the scale of the development and the fact that the site access would be from the slip road of the main junction of A338/B3078, the HA would require a traffic impact assessment to be carried out for the following four junctions by using the Junctions 9 computer modelling program. This is to ensure that the proposed development would not have adverse impact on the operation of strategic highway network.

The four junctions should be assessed:

- *The proposed site access*
- *A338 slip road/ B3078 Southampton Road*
- *B3078 Bridge St / Ringwood Road*
- *The roundabout of High Street /Salisbury Street / Bridge Street*

The traffic assessment should also consider traffic that likely to be generated by all committed developments which should include the following development sites:

- *Burgate Acres (planning reference: 20/10228)*
- *Land at Burgate (NFDC Local Plan SS18)*
- *Station Road (planning reference: 20/10522 also known as SS16 in the NFDC Local Plan)*
- *Land at Whitsbury Road (NFDC Local Plan SS17(application 21/10052)*
- *Tinkers Cross part of Site 17 (application 20/11469)*
- *Augustus Park (Permitted development)*

The applicant has proposed to build a section of footway between the proposed access junction and the B3078 Southampton Road to the north. Although the HA supports the proposal of this footway link in principle, the HA is disappointed that no crossing facility on the B3078 Southampton Road is proposed and would therefore require a crossing to be provided to connect this footway with the existing footway on the northern side of Southampton Road.

Cllr Lewendon reported concerns about the location of the north bound bus stop being outside the Recreation Ground and nearly half a mile from the development, the waste management department have said that access to the two existing properties would be impeded, the Conservation Officer has numerous concerns about the site and requires a detailed heritage assessment, the area is in flood risk zone 1 but parts of the site are in zones 2 and 3 and consideration must be given to global warming which could exasperate problems on the site, numerous objections have been received from residents of Fordingbridge, Hyde and Godshill.

The planning agent gave the following presentation.

I would like to begin by re-iterating that this is an outline planning application with all matters reserved except access. Nevertheless, we have provided significant information regarding all aspects of the proposal to show either that we have already addressed some of the key material considerations or have given thought to how we will address key material considerations at reserved matters or (detailed design) stage. We have had reports commissioned by many independent consultants regarding highways, landscaping and environmental matters. We feel strongly that we can make this scheme work and we aren't shying away from providing 20 retirement properties and 21 affordable dwellings which leaves 57 open market dwellings of a mix of sizes to cater for all demographics and from single persons to large families. We have the proposed mix in the table below.

| | | | |
|-------------|------------------|----|---|
| 1 Bed Flat | Affordable Rent | 39 | 3 |
| 1 Bed Flat | Affordable Rent | 50 | 2 |
| 2 Bed Flat | Affordable Rent | 61 | 8 |
| 2 Bed House | Affordable Rent | 70 | 2 |
| 3 Bed House | Shared Ownership | 84 | 1 |
| 3 Bed House | Shared Ownership | 85 | 4 |
| 3 Bed House | Shared Ownership | 86 | 1 |

This application was originally submitted in the autumn of 2019 but NFDC insisted upon a Screening and Scoping Opinion with regard to EIA matters. This allowed NFDC an opportunity to adopt the Local Plan in 2020 and the application has now begun to progress. We are in the unique position of being instructed by the planning officer to not respond to the many comments raised by individuals and statutory consultees until we are told to do so by the planning officer.

So I would like to tackle the fundamental issue head-on tonight. The adoption of the Local Plan means that currently NFDC can prove more than 5 years of rolling house and land supply. The last public document was more than 6 months ago and this detailed 6.1 years of housing land supply. Allied to this, I have been carefully studying applications in the NFDC boundary. Yes there are reserved matters applications being dealt with for large schemes but those housing numbers are already plugged into the supply numbers. There are no medium or large scale developments live in the appeal system and so as the months roll by it is a matter of time before the magical 5 year housing and land supply comes under renewed pressure. The way in which housing figures are calculated is also due to be changed by the government later this year with an emphasis most likely upon recent housing delivery numbers. I urge the Town Council therefore to look at this site on its merits. If this site falls to the wayside then other sites are inevitably going to come forward in locations that really do have harmful impacts upon the town centre.

We are proposing a stand-alone settlement in effect that is self-sufficient in terms of having its own community facilities. We have already seen significant interest from local groups and agencies wanting more information about the proposed village hall within our site. People will need to shop and use facilities in the town but they can easily access the town centre from the application site via bicycle or on foot. This application enables the town centre to thrive without putting any increased strain via traffic generation. This application will allow further work into the investigation of the aspiration of the Town Council and local stakeholders to facilitate direct access onto the A338 without the need to use Salisbury Road and the on-slip to the north of the town.

This is an acceptable and sustainable site as evidenced by the representations received to date by Hampshire County Council Public Health and the positive Landscape Officer comments. The National Planning Policy Framework talks about boosting housing supply to ensure that a sufficient amount and variety of lands comes forward where it is needed most. We have

sourced appeal decisions and there is a recent one from Oxfordshire which is almost on all fours with the situation at the application site where an Inspector allowed 84 dwellings in outline despite there being an adopted Local Plan in place and which abutted a settlement much smaller than Fordingbridge. Yes this would be a development on the east side of the A338 and therefore there is an inevitable incursion into the countryside but we have shown via the Landscape Impact Assessment submitted that these impacts can be mitigated and that harm to the National Park is limited.

In terms of Open Space and SANGS, we are in the process of providing the current 1 hectare shortfall on an adjacent site. We are also in the process of providing additional information with regards to ecology, archaeology and heritage. We are sorry that this is not in the public domain yet but our hands have been tied by the officer disallowing us to respond to comments raised until his say so. I understand that the Town Council has to make a decision about whether to support this application. If you have reservations due to a lack of information on certain aspects then I feel that it would be reasonable to defer judgement in order to allow the applicant a chance to respond to the various representations raised by consultees to date.

Cllr Wilson was concerned that the agent has been asked by NFDC not to supply any further information or respond to comments made.

The highways consultant working for the applicant spoke and said they were willing to accommodate requests from the planning authority such as Junction 9 modelling and could discuss a new pedestrian crossing by the garage. He reported that access to Stuckton Road via the new site would be easier than using the existing junction which is narrow. Also, the technical note produced, shows that at this feasibility stage, another junction onto the A338 towards Salisbury could be created.

Cllr Anstey reported that the attraction of this site initially was that traffic going south from the development would go straight onto the A338 rather than via the High Street. However, any site not already identified in the Local Plan would be yet more houses for the town.

Cllr Wilson proposed and it was seconded by Cllr Moulard and therefore **RESOLVED** to defer a decision until more information is available and objections can be addressed by the agent. All in favour.

Action: Chair to speak to planning officer to find out why this situation has arisen.

[Cllr Goldsmith left the meeting]

| | | |
|--|---|-----------------|
| 20/11439 | 47-49 HIGH STREET, FORDINGBRIDGE SP6 1AS | ADS Surveys Ltd |
| Extension and alterations to an existing shop and 5 bedroom flat to form a shop at ground floor level and 4x flats (1x 1-bed, 2x 2-bed, 1x 3-bed), with associated external alterations. | | |
| Cllr Hale reported on this application. Pedestrian access to the site will be retained through the existing side access onto High Street. No vehicular access or on-site parking is proposed. The application is to repurpose an existing unit in the High Street. | | |
| The Case Officer advised that the following should be considered: · | | |
| <ul style="list-style-type: none"> • Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy; · • Creating healthy and safe communities through good design; · • Impact on the character and appearance of the area, including Fordingbridge Conservation Area and Listed Buildings; • Impact on ecology and in particular protected species; • Impact on highway safety, including matters relevant to car parking; · • Impact on flood risk on, or near the site; · | | |

- Impact on vitality and viability of town centre; ·
- Impact on the local delivery of services, including local shops and pubs;

The Conservation Officer has an objection to this application, saying:

The listed building has already been extended in the past with sizeable extensions to the rear. It is considered that the proposal to further extend by way of a two-storey extension would be dominating to the listed building. The listed building has already been sufficiently extended and any further extensions would not be supported by Conservation. The listed building would appear over-extended to the rear and over-whelmed by extensions. The rear extension for Apartment 4 would be awkwardly located, appearing incongruous.

Cllr Hale reported that a resident of River Mews has raised concerns about overshadowing and loss of privacy. He thought it a good idea to do something with the building and said that no one wants it to become derelict. However he said there are concerns about the loss of retail space, the effect on neighbouring properties, the issues with car parking and the concerns raised by the conservation officer.

The neighbour of the planning application spoke. She reported that the passageway between the two properties is less than 6ft wide and transfers noise, the new bin area would be directly in front of her kitchen window, there would be a loss of light from the development, the new two-storey house would overburden the whole area and there is no access for the builders to bring equipment onto site.

Cllr Anstey proposed and it was seconded by Cllr White and therefore **RESOLVED** to recommend refusal under PAR4 because of the loss of retail space, the effect on neighbouring properties, the issues with car parking and the concerns raised by the conservation officer. All in favour.

| | | |
|--|---|-----------------|
| 20/11440 | 47-49 HIGH STREET, FORDINGBRIDGE SP6 1AS | ADS Surveys Ltd |
| Extension and alterations to an existing shop and 5 bedroom flat to form a shop at ground floor level and 4x flats (1x 1-bed, 2x 2-bed, 1x 3-bed), with associated external alterations (Application for Listed Building Consent) | | |
| Cllr Anstey proposed and it was seconded by Cllr White and therefore RESOLVED to recommend refusal under PAR4 because of the loss of retail space, the effect on neighbouring properties, the issues with car parking and the concerns raised by the conservation officer. All in favour. | | |

[Cllr Goldsmith rejoined the meeting]

| | | |
|--|--|--|
| 21/10141 | SOUTHAMPTON ROAD GARAGE, SOUTHAMPTON ROAD, FORDINGBRIDGE SP6 1AP | c/o agent - Cracknell Timber Services Ltd |
| Permanent retain siting of existing portable office and storage buildings; security fencing and gates; 2m high security fence and gates; landscaping; use of land as open storage and depot (Use Class B8) including deliveries, collection & sales (Retrospective) | | |
| Cllr Wilson reported that this is a retrospective planning application. One objection has been received regarding the timber products being stored in this yard as many have been treated with chemicals to provide waterproofing; flooding routinely occurs on this site and the concern is about chemical contamination entering the water. Cllr Wilson reported that the planning officer has asked for a 10m run of native hedge to be planted to provide landscaping and this has already been planted. | | |
| Cllr Hale proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend permission under PAR3 as it is good to have the business in the town and the buildings and fencing blend in. All in favour. | | |

| | | |
|---|--|------------------|
| 21/10187 | Field House, Fordingbridge Business Park, Ashford Road, Fordingbridge SP6 1BD | Mr & Mrs Barrell |
| Change of use office to residential use comprised of 5 flats (Prior Approval Application) | | |
| <p>Members discussed this application and raised the following concerns:</p> <ul style="list-style-type: none"> - Loss of business space in the town - Lack of parking – there is only one parking space per flat - Neighbours’ concerns about the bin and rubbish store <p>Cllr Paton proposed and it was seconded by Cllr Mouland and therefore RESOLVED to recommend permission but to raise the concerns and reservations mentioned above. All in favour.</p> | | |

7. To consider new Tree Works Applications

Members noted the following tree works applications.

Case Ref: TPO/21/0085
Proposed Works: Oak x 1 - Removal of Deadwood
 Sycamore x 1 - Fell
Site Address: Avon Lodge, Southampton Road, Fordingbridge, SP6 1AP

Case Ref: TPO/21/0111
Proposed Works: Willow x 1 - Prune; Alder x 1 - Prune
Site Address: 9 Orchard Gardens, Fordingbridge, SP6 1BG

8. To consider any Licensing Act 2003 applications

No Licensing Act Applications

9. To receive an update on the Neighbourhood Plan

Cllr Jackson gave the following report.

- a) The Terms of Reference would be kept the same at present. At a meeting on 1st March, involving Hampshire Highways, NFDC Planners and HCC Councillors, it became obvious to Claire Upton-Brown that a new plan was needed to cope with the many aspects of planning and highways in Fordingbridge. A Neighbourhood Plan would take too long to deliver solutions and she said she wanted a few weeks to come up with a new plan that could become a Supplementary Planning Document.
- b) The grant for a Neighbourhood Plan has been received and a subscription taken out for Survey Monkey. Work is being done to compile a survey, that would be tested on the Neighbourhood Plan Steering Group and then the full Council. Hopefully it could be done in time for the Town Assembly on April 21st.
- c) No further news on the Burgate Sports Hall but Cllr Jackson had details of a colleague who was on Four Marks Parish Council and reported on their plans to build a community hall with meeting rooms and indoor sports facilities. They had funding from Sport England and were envisaging a cost of £2.2m.
- d) The T’Railway idea is progressing and Cllr Jackson is working with a representative of Alderholt Neighbourhood Plan Committee (Dorset) and someone who was on the Downton Neighbourhood Plan Committee (Wiltshire) to progress the idea. It would fall within the Local Cycling and Walking Infrastructure Plan and Councillor Edward Heron was supportive.
- e) The request had been made by Councillor Wilson to approach Away Resorts to see if they could provide a minibus service from Sandy Balls to the town. Councillor Wilson was asked to provide some more facts on how she saw this working and what would be the economic viability of such a scheme, before an approach could be made.

- f) The question of a footpath from Fordingbridge to Godshill was also raised and more details were required on the feasibility of the idea. Cllr Jackson said it was unlikely to get Highways permission because of the lack of space for a route alongside the road.

Cllr Lewendon recommended that Cllr Jackson contact the charity Sustrans, who award grants for projects such as the Trailway. He also advised that a group in Hale want to open up the old railway line as much as possible for walking and cycling.

Cllr Wilson recommended talking with Hampshire Highways about creating a footpath from Fordingbridge to Godshill. She reported that many people already use this route and it is dangerous.

10. To note any items of correspondence

The March strategic sites update for Ford1 has been received – see appendix.

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

Cllr Lewendon asked what constitutes a SANG. He reported that the proposed area at St John's Farm that the developers are calling a SANG was, according to NFDC, not sufficiently large and not the right nature to be called a SANG. Yet the eastern part of Augustus Park which is the same width and same layout is officially a SANG.

Action: Clerk to ask NFDC for the definition of a SANG

12. To note the date of the next meeting as Wednesday 24th March 2021

The meeting closed at 8.44pm.

Strategic Sites Update (March 2021)

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

The trees have now been planted in the North Eastern linear SANG. The remaining public access to this SANG will be opened shortly. The kerbstones at that end of the site have been laid as construction is approaching completion at that end of the site. The gravel pathways on the Western and Eastern approaches at the Northern end are going in shortly. Then the Western entrance to the SANG can be opened.

Developer in house discussions with the play installation contractor are taking place ready for continuation of the construction of the children's play area.

The headwalls for the bio-retention pond are now complete. The pond itself still requires remedial works. This is due to be carried out shortly.

Most of the pathways within the SANG adjoining Whitsbury Road have been resurfaced. There is one section right next to the road that is cracked and needs remediating. I have flagged this up with the Developer. This may be a matter for Hampshire Highways as it appears to be outside the development boundary line. I have asked the developer to ensure it is dealt with.

Plots 1-30 are complete. Plots 133-137 have their floor pads in. Plots 131 and 132 are at ground floor level. Plots 144 and 145 are at first floor level and Plots 138-143 are at the internal and external stages. Plots 119-130 have not commenced construction yet as this is the site office and parking area.

In Phase 1 two houses are being used by the Sales Team, and all the remaining houses are occupied.

In Phase 2 all houses are occupied.

In Phase 3 one house is for sale, eight houses have been reserved and six have exchanged and fifteen are occupied.

In Phase 4 three houses are for sale, eleven have been reserved and one has exchanged.

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

FORD1 – Occupation Status – 26th February 2021



Occupation Status

- | | |
|--|---|
|  Not commenced construction |  Reserved |
|  Under construction |  Exchanged |
|  For Sale |  Occupied |