

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th July 2021 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

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

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Cllr Annie Bellows (NFDC)
Reporter from the Salisbury Journal
2 neighbours of planning application 20/11403

1. To receive any apologies for absence

Apologies were received from Cllrs Jackson and White.

2. To receive any Declarations of Interest

Cllr Perkins declared an interest in application 21/10916 as the applicant is a trade customer. Cllr Perkins said he would remain in the room while these applications were being discussed but not speak or vote.

Cllr Adams declared an interest in application 21/10916 as the applicant is a trade customer. Cllr Adams said he would remain in the room while these applications were being discussed but not speak or vote.

Cllr Perkins declared an interest in application 21/10913 as the applicant is a neighbour. Cllr Perkins said he would remain in the room while these applications were being discussed but not speak or vote.

3. To confirm the minutes of the meeting held on 16th June 2021 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 16th June 2021 be signed as a true record. 8 in favour, 2 abstentions.

Matters arising

Agenda item 11 – Cllr Lewendon reported that the parish boundary runs down the centre of the road south of Bickton Cross. Four of the bus stops are located in the Parish of Fordingbridge, however the ones on the other side of the road are not.

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 21/10623

SITE: 6 MIDGHAM FARM COTTAGES, MIDGHAM ROAD,
FORDINGBRIDGE SP6 3DA
DESCRIPTION: Removal of condition 1 of planning permission RFR XX 01052 to
allow the removal of the agricultural occupancy condition
DECISION: Granted Subject to Conditions

Application 20/10952

SITE: **86 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA**
DESCRIPTION: **Demolish existing garage and erect new detached garage with associated home office space over**
DECISION: **Granted Subject to Conditions**

Application 21/10639

SITE: **OLD ASHFORD HOUSE, 17 ASHFORD ROAD, FORDINGBRIDGE SP6 1BZ**
DESCRIPTION: **Replacement outbuilding**
DECISION: **Granted Subject to Conditions**

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Application No: TPO/21/0221
Site Address: 81 ALLENWATER DRIVE, FORDINGBRIDGE, SP6 1RE
Proposed Works: T1 Sycamore - Crown raise by removing the lowest 3 limbs this is because they are over extended and the aim is to get the canopy more upright, Reduce the remaining crown by 2-3 metres to remove sail affect as the tree has recently shed a few limbs.
Decision: Grant

6. To consider new Planning Applications

20/11403	Redbrook Barn, Ringwood Road, Fordingbridge SP6 2ET	Mr and Mrs Lewis
Use of existing redundant agricultural barn to four dwellings with associated car parking, new access and landscaping		
A neighbour of this planning application brought a copy of the survey carried out on 23 rd April 2018 and Cllr Paton read extracts to the meeting: “2.01 Barn – Section nearest the road – Recommendations “The timber poles are in poor condition (ex-telegraph poles), the timber purlins will require strengthening and the support of the steel angle trusses with the adjacent section will require re-ordering; hence reconstruction of this section will in my view prove a more viable and better investment in the long-term. “2.01 Barn – Section furthest from the road – Recommendations “This section of barn has an acceptable steel frame skeleton which could be retained as part of any conversion work. “The roof purlins too could be retained subject to a check of strength suitable for any new composite insulated sheet which might be considered as a new outer covering. “The steel frames will however need a new system of side rail perimeter dwarf wall to be installed to properly support the side sheeting. In addition to this, a new concrete floor containing a damp proof membrane and thermal insulation to accord with the requirements of the Building Regulations will be required.”		
Cllr Anstey presented this re-consultation of planning application 20/11403 and reported that Fordingbridge Town Council previously recommended refusal as the application would not be a		

conversion of an existing building, but a rebuild. A Structural Strategy and amended Block Plan has been received, with the proposed car park moved and a footpath added.

Cllr Anstey referred to the case officer's letter to the agent, dated 15 June 2021, which said that

- the design and appearance of the scheme of conversion is broadly acceptable to NFDC, although the layout could be enhanced through changes to parking and landscaping.
- NFDC would generally accept that all external cladding and blockwork could be replaced, provided the development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any point.
- HCC Rights of Way - objected to 18/10864 due to the application proposing to reinstate a grass verge where Footpath 39 meets with A338 Ringwood Road, the Definitive Statement of the path records the public right of way as being a 10ft wide gravel track at this location. After discussions it was agreed that the plans would be amended to include bollards on the existing access to retain the definitive width of the path. This application fails to reflect these discussions.

Cllr Goldsmith asked about the access to the site. Cllr Anstey reported there would be a new road.

Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED** to recommend REFUSAL under PAR4, as this application is not for a conversion of an existing barn but a newbuild. There are also conflicts over the Right of Way. All in favour.

[Cllr Bellows and the neighbours of planning application 20/11403 left the meeting.]

21/10916	61 CHURCH STREET, FORDINGBRIDGE SP6 1BB	Crownshade Ltd
Replace the existing ceiling to the second floor; replacement lintels to the front elevation (Application for Listed Building Consent)		
Cllr Paton presented this application. Cllr Earth proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PERMISSION under PAR3, as it needs doing or will fall down. All in favour.		

21/10833	31 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DL	Mr Bass
Single-storey rear extension		
Cllr Wilson presented this application. Concern had been raised by a neighbour regarding the new toilet being on the boundary line and the venting stack looking unsightly from the bedroom.		
Cllr Anstey proposed and it was seconded by Cllr Hale and therefore RESOLVED to recommend PERMISSION under PAR3, as there is no adverse effect on the neighbours with regards to planning issues. However, the address is recorded incorrectly on the ownership certificate – Elmfield Avenue, rather than Elmwood – and should be rectified. All in favour.		

21/10716	5 ROWAN HOUSE, ROUNDHILL, FORDINGBRIDGE SP6 1AQ	Dr Laking
Re roof using existing slates, adding roofshield breathable felt, refixing with copper nails (Application for Listed Building Consent)		
Cllr Mouland reported that that proposed reroofing is considered acceptable and adds protection against the weather. He confirmed this work is to repair the roof.		
Cllr Wilson proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend PERMISSION under PAR3, as it is a repair that needs doing. All in favour.		
Cllr Lewendon queried whether this application should have needed planning permission as it puts people at extra expense.		
21/10913	12 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ	Mr & Mrs Latcham
Demolition of existing detached garage, erection of new 2 storey side extension		
Cllr Hale reported that the house to the left is of this application is on the boundary so there won't be a big gap between the houses. The existing garage is on the boundary. The only window overlooking the neighbours would be a small toilet window.		
Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore RESOLVED to recommend PERMISSION under PAR3, as there are no adverse effects on the neighbours although concern was raised over the proximity to the boundary. All in favour.		
21/10892	FLAT 3, THE GRANARY BICKTON MILL, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Maayan
Replace west side section of the roof; install gas boiler & heating flue painted white to blend in with the existing; connection of gas supply		
Cllr Lewendon presented this application. He reported that the only heating comes from Economy 7 heaters, only one of which works and that this application would improve the EPC score of the building (currently F).		
Cllr Hale proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend PERMISSION under PAR3, as there is no impact on anyone else and it will improve their lives. All in favour.		

Action: Clerk to ask NFDC when Case Officers would start carrying out non-desk-based assessments again.

7. To consider new Tree Works Applications

No tree works applications.

8. To consider any Licensing Act 2003 applications

Members considered the following Licensing Act 2003 applications.

Our Ref:	TEN 9254 / LICTE/21/02969 - KS
Date:	16 June 2021
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	10/07/2021 14:00:00 to 10/07/2021 21:00:00
Premise Address:	Land Of Selwyn, Fryern Court Road, Burgate, SP6 1NG
Applicant Details:	Wandering Spirits Ltd Christine Salmon
Event Details:	Private party The sale by retail of alcohol Wandering Spirits Ltd mobile bar 10/07/2021 14:00 hrs to 21:00 hrs 30 persons

Licensing Act 2003 - Variation Premises Licence (S34)

Premises: FORDINGBRIDGE FARM SHOP Fordingbridge Farm Shop, UNIT 2, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD, FORDINGBRIDGE, SP6 1NQ

Ref: LICPR/20/05132

The details of the application for a premises licence are as follows:

Variation of premises licence to construct a bar area adjacent to the courtyard which supercedes the bar area in the shipping container as previously granted. Hours remain as previous.

9. To receive an update on the NFDC planning document

Councillors received the minutes of the Neighbourhood Plan Steering Group meeting from 29th June in advance of this meeting, and also a written report from Cllr Jackson as below.

Report to FTC Planning Committee on Wednesday 14th July 2021

The minutes of the meeting on 29th June have been prepared and circulated.

Subsequent to this there had been a Teams meeting on 6th July with three representatives from Burgate School, together with Cllrs Jackson and Paton and the Clerk.

There had been broad agreement on possible joint action to get the large MUGA on the site of the current All Weather pitch at the school. The current pitch is nearing the end of its life. A costing had been received from Notts Sports for the refurbishment of this facility. But whatever happens there is a requirement for changing facilities when people use this pitch.

Discussion also took place about a Sports Hall. The school had identified a site for such a facility and the changing rooms could be shared with the MUGA facility. Whilst the cost would be expensive there was discussion about funding sources which could include:

Funds raised by selling land to Metis Homes

HCC for recreational facilities

CIL from NFDC & FTC

FA (Football Association)

Funds from "Mitigation for Recreational Impacts"

Plus others like the Lottery etc which had not yet been identified.

Concerns were raised about whether the facility would be controlled by the school and the model which could work may be similar to that which operates at Applemore School where the school has a sports hall which is run by a separate company.

The school said they were in discussion with an NFDC Planning Officer about some of the options and it was felt that rather than parties meeting separately, joint discussions should take place. And the best person on NFDC should be the NFDC Chief of Planning. Cllr Jackson was charged with arranging to share FTC's thoughts with the NFDC Chief of Planning. There were some aborted attempts to arrange this on week commencing July 5th. Subsequently a meeting has been

arranged for July 26th. The councillors on the NPSG plus the Clerk and another member would be invited to attend.

A Survey Monkey had been prepared by a member of the NSPG, with input from Cllrs Jackson Wilson. It had been circulated to Councillors on the NPSG and Anna Wilson. Once comments and possible alterations were made it would be circulated to all Councillors for comment.

The date of the next NPSG would be on 27th July and it would report back to the Planning Committee on 18th August.

Councillor Paton was concerned that NFDC had been encouraging separate conversations with Burgate School and thought that no one should be having discussions with NFDC without the involvement of FTC. She reported that Burgate School is now an academy and therefore a private company. If a new MUGA were to be built at Bugate School then it may not ultimately be for use by the community. Cllr Paton said that FTC wouldn't agree to funding something which wouldn't be open to the rest of the community.

Cllr Wilson had attended a meeting with NFDC to discuss open spaces and reported that

- At Sweatford Water meadows NFDC have said they will repair the fence and do something about the noticeboard. NFDC have put in two accessible gates.
- The NFDC owned part of Parsonage Park will be kept partly wild, although a bench may be installed. NFDC will clear enough of the riverbank to give a glimpse of the river.
- NFDC are considering removing the gate between the Whitsbury Road play area and the SANG opposite August Park.
- The corner at Tinkers Cross needs to be improved as children cross the road to get to school this way and it is dangerous.
- NFDC agreed that the pavement outside Augustus Park needs improving.

Cllr Wilson proposed that Fordingbridge Town Council visit the Ford1 site. Cllr Lewendon was concerned that the drainage sump system may not work properly as all the pipes appear to be feed pipes. Cllr Wilson reported that the new allotments have not been handed over to the Council yet.

10. To note any items of correspondence

An update on the Augustus Park development was noted – see Appendix.

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

Cllr Lewendon reported that a letter had been printed in the Ringwood & Fordingbridge News issue 811, titled 'Contentious lack of privacy', from a resident of Riverside Place. Cllr Lewendon reported that the letter contains inaccuracies and said that NFDC should have resolved the issue of the public use of the land at Riverside Place. He asked that the Clerk scan the letter and send to NFDC.

Action: Clerk to send copy of letter to NFDC and ask for response

Cllr Wilson reported that Fordingbridge Town Council asked NFDC to paint the railings behind the Co-op as the railings were unsightly. However, NFDC could see no purpose in these railings and removed them instead. This could lead to visually impaired people tripping over the low-lying wall on which these railings were sited.

Cllr Wilson reported that some bunting has been put up in the town centre. She recommended that the Council consider how to decorate the town for the Queen's Platinum Jubilee which is due to be celebrated in June 2022.

The Clerk reported that the hanging flower baskets are now decorating the town.

Cllr Paton asked for a bin to be put on the lane side of Sweatford Water Meadows by the play area.

Action: Clerk to investigate the siting of another bin.

Planning Committee 14.07.2021

12. To note the date of the next meeting as Wednesday 18th August 2021

The meeting closed at 8.39pm.

Strategic Sites Update (July 2021)

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

The bio-retention pond is still holding water which is looking promising. I will monitor this. Some planting is due to be carried out in August and the native planting, which needs to be carried out during the planting season, will be carried out in December.

The SANG adjacent to Plot 90 is now clear of materials and debris and has been opened to the public.

The planting in courtyard adj. Plots 71-76 has not taken place yet. This is due to be completed shortly.

Other issues have been arranged to be carried out within the next few months. I will continue to monitor the progress of these.

Plots 131, 132, 138-145 are at the internal stage. Hard and soft landscaping is also due to be carried out on these plots. Plots 120-122 are at ground floor level. Plots 119, 123, 129, 130 have their floor pads in ready for ground level works. These are the last Plots to commence building works. Plots 124 is at the external and internal stages. Plots 125-128 are at roofline. All remaining houses in the development are completed.

In Phase 1 two houses are being used by the Sales Team and are not for sale at present. All the remaining houses are occupied.

In Phase 2 all houses are occupied.

In Phase 3 all houses are occupied.

In Phase 4 four houses are for sale. All the rest have been reserved/have exchanged. These are all pending construction/completion.




General landscaping maintenance is needed across the whole site. I will flag this up with the Developer.




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

FORD1 – Occupation Status – 28th June 2021



Occupation Status

-  Not commenced construction
-  Under construction
-  For Sale

-  Reserved
-  Exchanged
-  Occupied/Completed