

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 18th August 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, Jackson, Lewendon, Mouland, Perkins and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Reporter from the Salisbury Journal
Applicant for planning application 21/10903
1 Member of the Public

1. To receive any apologies for absence

Apologies were received from Cllr White.

2. To receive any Declarations of Interest

Cllr Hale declared an interest in application 21/10903 as the applicant is near neighbour. Cllr Hale said he would remain in the room while these applications were being discussed but not speak or vote.

Cllr Lewendon declared an interest in application 21/11090 as the applicant is a near neighbour. Cllr Lewendon 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 14th July 2021 and report any matters arising

Cllr Wilson asked for the following amendments to the draft minutes.

Agenda item 9

Cllr Wilson proposed that Fordingbridge Town Council visit the Ford1 site. ~~She~~ 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 ~~still~~ not been handed over to the Council yet.

Agenda item 11

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 ~~has led to partially sighted~~ could lead to visually impaired people tripping over the low-lying wall on which these railings were sited.

Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED:** that the minutes of the meeting held on the 14th July 2021 be signed as a true record with the amendments above. 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 21/10526

SITE: BICKTON ASH, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Re-build chimney stack and lead trays (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 20/10771

SITE: THE BEECHES, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Demolish existing rear loggia and replace with new one; reinstate door & porch
DECISION: Granted Subject to Conditions

Application 21/10833

SITE: 31 ELMWOOD AVENUE, FORDINGBRIDGE SP6 1DL
DESCRIPTION: Single-storey rear extension
DECISION: Granted Subject to Conditions

Application 21/10808

SITE: 53 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RB
DESCRIPTION: Single-storey pitched extension and flat roof extension to garage
DECISION: Granted Subject to Conditions

Application 21/10716

SITE: ROWAN HOUSE, ROUNDHILL, FORDINGBRIDGE SP6 1AQ
DESCRIPTION: Re roof using existing slates, adding roofshield breathable felt, refixing with copper nails (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 21/10842

SITE: THE BEECHES, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Replacement Outbuilding
DECISION: Granted Subject to Conditions

Application 21/10892

SITE: FLAT 3, THE GRANARY BICKTON MILL, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Replace west side section of the roof; install gas boiler & heating flue painted white to blend in with the existing; connection of gas supply
DECISION: Granted Subject to Conditions

Appeal Decisions

No appeal decisions.

Tree Work Decisions

No tree decisions.

6. To consider new Planning Applications

21/10980	TOWN HALL, 63 HIGH STREET, FORDINGBRIDGE SP6 1AS	Fordingbridge Town Council
Re-instate new rear door and frame; install lift		
<p>Planning applications 21/10980 and 21/10981 were discussed together.</p> <p>Cllr Hale presented applications 21/10980 and 21/10981 together and talked through the plans to reinstate the rear door and add an internal staircase to the rear of the hall, install new glazed doors and panels to the front of the Town Hall, move the kitchen and reconfigure the w/c space, install a lift and add 2 offices and a toilet upstairs. He said that this would better meet the needs of the Town Council and at the same time make the building more open and welcoming to the public.</p> <p>Cllr Hale reported that the Conservation Officer is supportive of the plans, however there were some concerns regarding the removal of the existing fabric of the building as it was unclear which parts of the hall were original and which parts were added at a later date.</p> <p>Cllr Hale reported that two letters of objection had been submitted from neighbours regarding the right of access to the rear of the building.</p> <p><i>[Cllr Perkins entered the meeting]</i></p> <p>Cllr Adams spoke against the application citing the following reasons.</p> <ol style="list-style-type: none"> 1. The reduction in the seating capacity would adversely affect the viability of using the Town Hall for events such as films, live shows, public meetings and trade shows. 2. The provision of the extra offices would be costly and create major problems in providing. Cllr Adams said that sleeper walls adjacent to walls of old buildings is no longer an option. 3. The cost saving in moving the offices is in the order of £10,000 which would be insufficient to service the debt. 4. Not convinced that this is the best position for the Council's offices <p>A member of the public spoke. He was disappointed that the Council had sought planning permission before consulting with the town's residents. The Clerk assured him that residents will be consulted before any building work is authorised by Fordingbridge Town Council; also that this is a requirement of obtaining a Public Works Loan which would likely be needed to fund the work. The Clerk said that the cost of seeking planning permission is minimal but that a consultation exercise before permission is granted could be a waste of time and money if plans were not then approved by NFDC.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Jackson and therefore RESOLVED to recommend PERMISSION under PAR3, as there is a need to explore the requirements of the town for the future. 8 in favour, 3 against.</p>		

21/10981	TOWN HALL, 63 HIGH STREET, FORDINGBRIDGE SP6 1AS	Fordingbridge Town Council
Reinstate rear door; new glazed doors and panels; removal of kitchen & refiguration of w/c space; installation of lift; internal staircase to rear; addition of 2 offices and w/c; new guarding balustrade (Application for Listed Building Consent)		
<p>Planning applications 21/10980 and 21/10981 were discussed together.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Jackson and therefore RESOLVED to recommend PERMISSION under PAR3, as there is a need to explore the requirements of the town for the future. 8 in favour, 3 against.</p>		

21/10343	23 High Street, Fordingbridge SP6 1AS	Mr Baggot
Change of use of part of ground floor from retail to two self-contained flats; fenestration alterations		
Cllr Hale proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend REFUSAL under PAR4, due to the loss of retail space and the issue of car parking. 10 in favour, 1 abstention		
21/10948	5 & 6 BOWERWOOD COTTAGES, ASHFORD ROAD, FORDINGBRIDGE SP6 3BU	Mr and Mrs Finch
Open porch, 2 storey side extension to no. 6 with room in the loft space, new rooflights to no. 6; new roof to single storey rear extension to no. 5 & 6; gable roof to replace flat roof on rear outrigger of no. 5 and clad at first floor in timber; detached garage with home office above		
Cllr Lewendon proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED to recommend PERMISSION under PAR3, as this application will bring an old building up to a modern design. All in favour.		
21/10903	30 PARK ROAD, FORDINGBRIDGE SP6 1EQ	Mr Edmunds
Two-bedroom dwelling; associated parking; new parking surface for number 30		
Cllr Anstey presented this application. Cllr Wilson reported that this application goes against the Fordingbridge Town Design Statement, paragraph 9.6:		
'9.6 Back-garden in-filling in Salisbury Road, Park Road, Alexandra Road and Whitsbury Road should be resisted. Such developments would have an adverse impact on the character of the original street pattern, reduce car parking capacity due to access roads, and destroy valuable wild-life habitat in large gardens and large trees which enhance the views from existing properties.'		
Cllr Wilson also reported that according to the Local Plan 2016-2036 Part One: Planning Strategy Statement of Housing Land Supply and Housing Trajectory 2016-2036 Position as of 1 April 2020 September 2020, the NFDC is able to demonstrate a five year housing land supply for the period 2020/21-2024/25 of 6.11 years and therefore this new dwelling is not needed.		
Cllr Wilson proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend REFUSAL under PAR4, as there is a five year housing supply so it is not needed and it goes against the Fordingbridge Town Design Statement. All in favour.		
21/11050	155 STATION ROAD, FORDINGBRIDGE SP6 1DF	Mr and Mrs Eakins
Single-storey rear extension		
Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PERMISSION under PAR3, as there is no impact on anyone else. All in favour.		
21/11090	THE LILACS, WHITSBURY ROAD, TINKERS CROSS, FORDINGBRIDGE SP6 1FF	Mr & Mrs Osborne
New front dormer to existing attic room		
Cllr Earth proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend PERMISSION under PAR3, as the proposed changes don't affect anyone and it doesn't overlook other properties. All in favour.		

21/11060	BREWERS COTTAGE, BARTONS ROAD, FORDINGBRIDGE SP6 1JD	Mr Howlett
Proposed oak framed open porch with a pitch roof to match the existing		
Cllr Anstey proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED to recommend PERMISSION under PAR3, as there is no adverse effect on the street scene or local amenities. All in favour.		
21/11133	THE OLD MANSE, 39 SALISBURY STREET, FORDINGBRIDGE SP6 1AB	Mr Barber - The United Reformed Church (Wessex) Trust Ltd
Localised Structural repairs and roof tile recovering at the Old Manse (Application for Listed Building Consent)		
Cllr Lewendon proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend PERMISSION under PAR3, as these are necessary repairs. All in favour.		

7. To consider new Tree Works Applications

No tree works applications.

8. To consider any Licensing Act 2003 applications

No Licensing Act 2003 applications.

9. To receive an update on the NFDC planning document

No further update since the report given to the General Council meeting on 4th August.

10. To note any items of correspondence

A Strategic Sites update was received – please see appendix.

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

An NFDC strategic sites briefing has been organised for members for Tuesday 31st August at 6pm.

The Clerk reported that a production company has approached the Council to ask permission to film in the Recreation Ground. The Council discussed this request and decided not to allow permission.

12. To note the date of the next meeting as Wednesday 8th September 2021

The meeting closed at 8.31pm.

Strategic Sites Update (August 2021)

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

A site inspection was recently carried out involving the Developer, our Chief Planning Officer, two Planners involved with the site or adjoining sites, our Officer Spaces Officer and myself. Issues were discussed and solutions found so that we can move forward towards practical completion of the POS (Public Open Spaces).

The bio-retention pond is still holding water and is 'working'. Now this has been confirmed, further landscaping at one end of the pond and planting up can be carried out in the next few months.

The detritus has been removed from both the stream and the top end of the Western SANG, as agreed.

The remedial works to the handrails have also been completed.

It was decided during the site inspection that the pedestrian gate in the Western SANG, adjoining the Fordingbridge Town Council play area should be removed. It is constantly being vandalised, including being locked shut, broken and being covered in dog excrement. This has been a regular problem for over two years.

The Developer had some minor works to be carried out in the Play area which they were aiming to get completed before the schools break up for the Summer. This is so they can open the Play Area during the holidays. At the end of the holidays the Play Area will need to be closed for a short while, while the boundary surfacing of the Play Area is edged off. This will improve the longevity of the Play Area. The Developer wanted to make sure the Play Area was available to the children during the Summer break and organised the work around this time. Planting is also due to be carried out here, but this will be during the planting season.

Other works across the site are programmed in to be carried out between now and the New Year. This includes the creation of the allotments. The Developer is liaising with Fordingbridge Town Council on how these could be laid out.

Plots 131, 132, 134, 135 and 137-145 are at the interior fix stage alongside hard and soft landscaping. Two houses along the front are occupied. Plots 122-128 are at roofline. Plots 120 and 121 are at 1st floor level. Plot 119 is at ground floor level. Plots 129 and 130 have their floor pads in. 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 one house is for sale. Eleven have been reserved, thirteen have exchanged and two are occupied. Those not occupied are pending construction/completion.

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

FORD1 – Occupation Status – 30th July 2021



Occupation Status

- Not commenced construction
- Under construction
- For Sale

- Reserved
- Exchanged
- Occupied/Completed