

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th October 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, Hale, Goldsmith, Jackson, Lewendon, White and Wilson

In attendance: Paul Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk
Cllr Bellows (NFDC)
Reporter from the Salisbury Journal
6 Members of the Public
2 neighbours of planning application 21/10786

1. To receive any apologies for absence

Apologies were received from Cllrs Earth and Mouland.

2. To receive any Declarations of Interest

Cllr Adams declared an interest in planning application 21/11341 as the applicant is a trade customer. He said he would stay in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 8th September 2021 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED:** that the minutes of the meeting held on the 8th September 2021 be signed as a true record.

No matters arising.

4. To receive any matters raised by Members of the Public

A member of the public gave the following speech.

"Thank you for letting me put my point of view across to you with regard to planning application 20/11469 and in particular reference to the document titled 'Advice from NFDC Planning Department to Developers.' I was horrified to read of NFDC's plans to offload responsibility of POS (Public Open Space), ANRG or play spaces to the developer; in this instance to Pennyfarthing homes.

I am vehemently against a profit-making company such as Pennyfarthing being able to set up their own management company, or in the future outsourcing it to another company whose main aim is also to be profitable. When will we learn that profit, put before the benefit of people and the environment is going to lead to the catastrophic breakdown in eco systems, which in turn will have a devastating effect on our society?

"Pennyfarthing are not socially invested in our town and once they have built the houses, have made the huge profits that have put them in The Sunday Times BDO Profit track 100, (whilst not considering any energy efficiency measures or climate change mitigation in their homes) then they will leave. I know we need housing but we need homes that are fit for purpose in a changing world; I do not think that Pennyfarthing homes are even remotely considering this so why will they care for the natural environment of our town once they have departed?

"I do not understand why you, Fordingbridge Town Council have not been consulted on this and given the opportunity to take responsibility for the maintenance and care of this ecologically important site. Pennyfarthing may not exist as a company in the future but the Town Council is a constant presence in Fordingbridge. You have the infrastructure and you understand both the local environment and the people who live here. Most importantly, as our elected representatives you care about our community. I believe that you should receive the payment and then you can budget, plan and consequently care for the land and you can also engage with local groups like Fordingbridge Greener Living to collaborate and care for it.

"I do not understand why we are being asked to complete the Neighbourhood Plan but the decisions seem to have already been made. This makes a mockery of democratic process and will surely cause people to become disengaged from the work you do. At the very least, a decision should not

be made until the questionnaires have been analysed and you (and NFDC) find out how the community think the land should be managed.

“Thank you for listening and I do hope that you will consider my points when deciding whether to support Pennyfarthing’s application.”

The Clerk responded that he had raised these points with the Case Officer and the NFDC Head of Planning would be responding formally.

5. To report any Results on Planning Applications, Appeals, Tree Works Applications & Tree Preservation Orders made

Application 21/11133

SITE: THE OLD MANSE, 39 SALISBURY STREET, FORDINGBRIDGE
SP6 1AB
DESCRIPTION: Localised Structural repairs and roof tile recovering at the Old Manse
(Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 21/11060

SITE: BREWERS COTTAGE, BARTONS ROAD, FORDINGBRIDGE SP6
1JD
DESCRIPTION: Proposed oak framed open porch with a pitch roof to match the
existing
DECISION: Granted Subject to Conditions

Application 21/11090

SITE: THE LILACS, WHITSBURY ROAD, TINKERS CROSS,
FORDINGBRIDGE SP6 1FF
DESCRIPTION: New front dormer to existing attic room
DECISION: Granted Subject to Conditions

Application 21/11164

SITE: 54 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION: Change of use of first floor offices (Class E) to a two-bedroom flat
(Class C3) (Prior Approval Application)
DECISION: Prior Approval approved

Application 21/11158

SITE: 19 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ
DESCRIPTION: Extensions & shed
DECISION: Granted Subject to Conditions

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Application No: CONS/21/0409
SITE: 1 WESTGROVE, FORDINGBRIDGE, SP6 1LS
DECISION: Raise No Objections

Application No: **CONS/21/0425**
SITE: 5 WESTGROVE, FORDINGBRIDGE, SP6 1LS
DECISION: Raise No Objections

Application No: **CONS/21/0438**
SITE: ROUNDHILL PILATES AND PHYSIOTHERAPY CENTRE, THE OLD AUCTION ROOMS, ROUNDHILL, FORDINGBRIDGE, SP6 1AQ
DECISION: Raise No Objections

Application No: **TPO/21/0426**
SITE: 67 ALLENWATER DRIVE, FORDINGBRIDGE, SP6 1RE
PROPOSED WORKS: 10% crown thin, focused predominantly on epicormic growth Reduce south facing limbs, over pergola structure by 1-2m because of excessive shading
REASON FOR WORK: Excessive shading to the whole of the garden
DECISION: Grant

6. To consider new Planning Applications

20/11469	Land At Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge SP6 1NQ	- Pennyfarthing Homes
Erection of 64 dwellings, change of use of land for Alternative Natural Recreational Greenspace, new accesses onto Whitsbury Road, and all necessary on-site infrastructure		
<p>Members discussed this application.</p> <p>Cllr Hale proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED to recommend REFUSAL under PAR4, for the following reasons</p> <ol style="list-style-type: none"> 1. Lack of affordable housing in the scheme 2. The impact of extra traffic on the town and resulting congestion 3. Phosphates 4. Adoption Policy of ANRG & POS (Public) Open Spaces. Plus adopt confirmation on drainage basins, Swales and other drainage based equipment. 5. Biodiversity Net Gain 6. The sustainability and ecological soundness of the proposed housing <p>All in favour.</p>		

21/11194	2 PARK ROAD, FORDINGBRIDGE SP6 1EQ	- - - Northshore Companies Ltd
Erect 3 pairs of semi detached units (total of 6 properties); associated parking and landscaping; demolish existing property		
<p>Cllr Lewendon proposed and it was seconded by Cllr White and therefore RESOLVED to recommend REFUSAL under PAR4, as the application is an overdevelopment of the site, the houses would be better set back further from the road and concerns were raised over car parking spaces being behind the front spaces due to difficulties and dangers of manoeuvring cars on the road adjacent to a busy junction. Councillors thought parking spaces should be set out side by side to allow safer and easy ingress and egress on Park Road instead. All in favour.</p> <p><i>[6 members of public left the meeting.]</i></p>		

21/11236	16 PARK ROAD, FORDINGBRIDGE SP6 1EQ	Mr Dodds
Proposed infill rear extension		
Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PERMISSION under PAR3, as properties nearby are similar, it is a better use of the site and there is no impact on the neighbours. All in favour.		
21/10786	REDBROOK FARM, BARN OFFICES, RINGWOOD ROAD, FORDINGBRIDGE SP6 2ET	Mr and Mrs Lewis
Use of redundant agricultural barn as office; associated car parking, new access and landscaping		
Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend REFUSAL under PAR4, as the application does not comply with class Q and class R conditions for development of agricultural buildings, the application is not for a conversion but a new build and there are also concerns over the removal of the Right of Way. All in favour.		
<i>[The neighbours of this planning application left the meeting.]</i>		
21/11289	87 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB	Mr & Mrs Rust
Loft conversion and rear extension		
Cllr White proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend PERMISSION under PAR3, as the application is a good improvement to existing premises. All in favour.		
21/11232	FRYERN COURT, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NF	Mr Fane
Repair and conversion of existing outbuildings into ancillary accommodation; new open garage & log store retention of existing gym		
The assessment report identified nine bat roost sites hosting five species and raised concerns that the potential damage to these sites may be irreversible.		
Cllr Wilson proposed and it was seconded by Cllr Lewendon 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.		
21/11233	FRYERN COURT, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NF	Mr Fane
Repair and conversion of existing outbuildings into ancillary accommodation; erection of new open garage structure range (Application for Listed Building Consent)		
The assessment report identified nine bat roost sites hosting five species and raised concerns that the potential damage to these sites may be irreversible.		
Cllr Wilson proposed and it was seconded by Cllr Lewendon 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		
21/11256	KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr Pritchard
Change of use of existing leisure building to holiday let; windows to south elevation		
Cllr Wilson proposed and it was seconded by Cllr White and therefore RESOLVED to recommend PERMISSION under PAR3, as it is a good use of the building. All in favour.		

21/10946	2 BEECHWOOD, FORDINGBRIDGE SP6 1DB	Mr & Mrs Grose
Single-storey side/front extensions and internal alterations		
Cllr Hale proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend PERMISSION under PAR3, as the property is self-contained and not visible from the road. All in favour.		
21/11331	79 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RE	Mr & Mrs Rogers
Two-storey rear extension; first-floor side extension		
Cllr White proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED to recommend PERMISSION under PAR3, as it maximises the living space. All in favour.		
21/11341	61 CHURCH STREET, FORDINGBRIDGE SP6 1BB	Crownshade Limited
Conservation roof light (Application for Listed Building Consent)		
Cllr Goldsmith proposed and it was seconded by Cllr Hale and therefore RESOLVED to recommend PERMISSION under PAR3. All in favour. (Cllr Adams abstained as he had declared an interest in this planning application.)		

7. To consider new Tree Works Applications

Members considered the following tree works application.

Case Ref: CONS/21/0486
Proposed Works: Conifer x 1 Reduce
 Hazel x 1 Reduce
 Holly x 1 Reduce
Site Address: Parsonage House, Green Lane, Fordingbridge, SP6 1JT

8. To consider any Licensing Act 2003 applications

Members considered the following Licensing Act 2003 application.

Our Ref:	TEN 9456 / LICTE/21/04689 - SH
Date:	23 September 2021
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	15/10/2021 19:00:00 to 16/10/2021 20:45:00
Premise Address:	St Mary's Church Hall St Marys Church Hall, Church Office, 62 Church Street, Fordingbridge, SP6 1BE
Applicant Details:	Nicola Salmond
Event Details:	2 Short Plays with Cheese & Wine Sales of alcohol (on) 19:00hrs on 15th to 20:45hrs on 16th October 2021 70 persons

9. To consider a response to the Licensing Act 2003 Consultation

Cllr Paton gave a summary of the Licensing Act 2003 consultation asked members to submit individual responses should they wish to do so.

10. To consider a response to the NFNPA Design Guide Consultation

Cllr Paton gave a summary of the NFNPA consultation and asked members to submit individual responses should they wish to do so.

11. To consider a response to the NFNP Article 4 Direction on Temporary Campsites Consultation

Members discussed the NFNP Article 4 Direction on Temporary Campsites.

12. To receive an update on the NFDC planning document

Cllr Jackson submitted the following report in advance of the meeting.

Report to Planning Committee

The Neighbourhood Plan Steering Group met at Burgate School on 28th September and agreed the following projects to move forward on:

- 1 The closing off of the access into the car park from Roundhill. A member of the Steering Group presented an artist's impression of how things could look. (Thanks to Fordingbridge Art Club).
- 2 Improvements to the Rec. (Awaiting draft proposals from Redlynch Leisure). But it was felt that the car park should be upgraded to make it suitable for wider use and possible revenue generating.
- 3 Discussions around a local resident's plans for the High Street were awaiting a meeting with HCC Transport Team Leader, Graham Wright, and NFDC Head of Planning, Claire Upton-Brown.

The next NPSG meeting will be held on 14th October to continue to discuss the issues around the Burgate Hub, town signage and footpaths.

Cllr Jackson will attend, on 20th October, "New Forest High Streets and Village Centres Conference" which will be addressing the issues around the changing shopping habits of New Forest village centres. "This conference will be of benefit to retailers and businesses located in the New Forest high streets and village centres, their support organisations and other stakeholders with a professional interest in the District's shopping areas including district, town and parish councillors."

13. To note any items of correspondence

An update on the Strategic sites was received – see appendix.

Cllr Wilson reported that several planning conditions need to be met before the site reaches 90% occupancy.

Action: Clerk to ask NFDC when 90% occupancy will be reached.

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

Nothing to report.

15. To note the date of the next meeting as Wednesday 10th November 2021

The meeting closed at 9.10pm.

Strategic Sites Update (October 2021)

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

The Annual soft landscaping inspection has been carried out recently to ascertain which trees/shrubs require replacing or monitoring on site. This is alongside the issues already required to be addressed. The remedial planting/works will be marked on the landscaping plans and will be forwarded to the Developer ready to carry out the landscaping works this coming planting season. We will return to site for another full landscaping inspection in March to ensure that the planting is successful. In the meantime I will continue to monitor any works being carried out on site. The grasses had not been planted in the play area planting pits. These can be carried out with the other planting during the forthcoming planting season.

The hoggin at the top end of the site has been brought up to the boundary and the established footpath. However, it had not been levelled of (more hoggin required) along the pathway leading from the houses at the top end (Northern end) of the site to the Eastern footpath. I have notified the developer that this work is required to be carried out. The maintenance ramps into the Western SANG (Suitable Alternative Natural Green space) have been installed.

The 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. I will continue to visit site to monitor these works.

Of the remaining houses to be occupied Plots 119 and 120 have reached roofline. Plots 129 and 130 have reached first floor and roofline. Plot 121 is having exterior works carried out and windows fitted. Plots 122-128 are having external and interior works being carried out alongside hard and soft landscaping. Plots 131-145 are complete and appear occupied (check with sales office before do report).

In Phase 1 the two sales houses are not ready for occupation 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 Fourteen have been reserved and thirteen 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 – 24th September 2021



Occupation Status

-  Not commenced construction
-  Under construction
-  For Sale

-  Reserved
-  Exchanged
-  Occupied/Completed