

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th December 2021 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Anstey, Earth, Hale, Goldsmith, Jackson, Lewendon, Mouland and White

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Steve Tonkin, Dark Skies Advisor
2 Members of the Public

1. To receive any apologies for absence

Apologies were received from Cllrs Adams, Perkins and Wilson

2. To receive any Declarations of Interest

Cllr Goldsmith declared an interest in planning applications 21/11559 and 21/11560 as the application is for a neighbouring property. He said he would make a short presentation and then leave the room. He would not vote.

Cllr Paton declared an interest in planning application 21/11321 as the applicant is a near neighbour. She said she would stay in the meeting but not speak or vote.

3. To receive a presentation: 'The Right Light at Night'

Steve Tonkin, Dark Skies Advisor to the Cranborne Chase AONB International Dark Sky Reserve, gave a very interesting talk about the various forms of light pollution, the very serious adverse effect on the environment and how mitigation can easily be implemented.

He said the principles of responsible outside lighting are simple: The right amount of the right sort of light in the right place at the right time.

1. Right amount: the minimum required by the relevant British Standard; "more light" does not imply "better light"; in fact, more light is frequently worse for the lighting task, owing to glare. Consideration should be given to whether the light is actually needed and could not be usefully replaced by, eg, luminous markers.
2. Right sort of light: blue-rich light (aka "bright white") is a disaster for wildlife and human health. Light at the blue end of the spectrum also scatters more in the atmosphere (this, after all, is why the sky is blue), and so contributes more to light pollution. Correlated colour temperature (CCT) is an imperfect measure of a light's blueness, but it is the best we have without resorting to spectroscopy. Responsible outside lighting will have a CCT of 2700K or lower; 2200K (which still gives excellent colour rendition) is preferred.
3. Right place: this is the task light. There is no need to light anywhere that does not need to be lit, including the sky, neighbour's windows, or anywhere off the property that requires lighting. Lighting from roof lights can and should be controlled by automatic dusk-to-dawn shutters. So-called "security" lighting should not dazzle road users. Street lighting should light the street and not, as it currently does in some parts of Fordingbridge, allow the reading of newsprint in an upstairs bedroom more than 20 metres away!
4. Right time: obviously, this is when it is needed. This can be controlled by timers or PIR motion detectors.

Steve Tonkin said the Neighbourhood Plan offers an opportunity for Fordingbridge to introduce outdoor lighting requirements and improvements that are in accordance with current best practice. The statement he proposed including is this:

"Development should be designed to conserve and enhance the intrinsic quality of dark night skies. Lighting which is proposed to be installed should meet or exceed the level of protection appropriate

to Environmental Zone (as defined by the Institution of Lighting Professionals) in which it is installed, with the addition that external lighting should be fully shielded and not exceed a correlated colour temperature (CCT) of 2700K."

He believes this is necessary because:

1. The FTC area is adjacent to the International Dark Sky Reserve (IDSR) on Cranborne Chase AONB. This is a prestigious designation: there are only eighteen IDSRs worldwide. Artificial light at night (ALAN) knows no civic boundaries, so ALAN produced in Fordingbridge negatively impacts the dark and tranquil skies of the IDSR.
2. The National Planning Policy Framework (NPPF 185) specifically states:

"Planning policies and decisions should also **ensure** that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or **the wider area** to impacts that could arise from the development. In doing so they should:

[...]

(c) limit the impact of light pollution from artificial light on local amenity, **intrinsically dark landscapes and nature conservation.**"

3. ALAN is one of the four main drivers of the "insectageddon" aspect of the biodiversity crash, on a par with (and possibly exceeding, according to some recent research at Exeter University) climate change, pesticides, and habitat loss. Any responsible lighting policy will take this into account.
4. Reducing ALAN is consistent with any Nature Recovery Plan.

Including lighting measures in a Fordingbridge Town Council Neighbourhood Plan would allow NFDC to refuse planning applications that are contrary to this.

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

Cllr Lewendon proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** that the minutes of the meeting held on the 10th November 2021 be signed as a true record.

No matters arising.

5. To confirm the minutes of the extraordinary meeting held on 29th November 2021 and report any matters arising

Cllr Moulard proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the extraordinary meeting held on the 29th November 2021 be signed as a true record.

No matters arising.

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

A member of the public asked when the Christmas lights will be working again in the town and commented that he thought the display not as good as in previous years. The Clerk reported that the contractors came to repair the lights on Tuesday but that there was a town-wide power cut and so they were unable to do the work. They should have returned today but didn't and the Clerk will follow this up.

A discussion followed about what would happen when the Christmas lights contract ends after Christmas 2022. The Clerk reported that the former lights had come to the end of their lifespan and it was recommended that they were no longer used. One of the appeals of the current contract is that the lights are leased rather than the Council having to purchase and store new lights. Cllr

Jackson reported that the cost of Christmas lights had risen dramatically over the years and that due to changes in the regulations, volunteers could no longer hang lights above the highway.

The Member of Public recommended opening a dialogue with the town about next year's lights following complaints on one of the town's public Facebook groups. He said that fewer businesses had displayed small Christmas trees above their shops this year too.

Cllr Paton asked for this matter to be added to the agenda of the Annual Meeting.

Action: Clerk to add Christmas Lights to agenda of Annual Meeting

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

Application 21/10786

SITE: REDBROOK FARM, BARN OFFICES, RINGWOOD ROAD, FORDINGBRIDGE SP6 2ET
DESCRIPTION: Use of redundant agricultural barn as office; associated car parking, new access and landscaping
DECISION: Granted Subject to Conditions

Application 21/11331

SITE: 79 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RE
DESCRIPTION: Two-storey rear extension; first-floor side extension
DECISION: Refused

Application 21/11289

SITE: 87 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB
DESCRIPTION: Loft conversion and rear extension
DECISION: Refused

Application 21/10946

SITE: 2 BEECHWOOD, FORDINGBRIDGE SP6 1DB
DESCRIPTION: Single-storey side/front extensions and internal alterations
DECISION: Granted Subject to Conditions

Application 21/10913

SITE: 12 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ
DESCRIPTION: Demolition of existing detached garage, erection of new 2 storey side extension
DECISION: Granted Subject to Conditions

Application 21/11386

SITE: THE LILACS, WHITSBURY ROAD, TINKERS CROSS, FORDINGBRIDGE SP6 1FF
DESCRIPTION: Single-storey rear extension; new front porch
DECISION: Granted Subject to Conditions

Application 21/11451

SITE: FRYERN PARK FARM, WHITSBURY ROAD, BROOKHEATH, FORDINGBRIDGE SP6 3PL
DESCRIPTION: 2 Agricultural Barns (Agricultural Prior Notification)
DECISION: Details not required to be approved

Application 21/11341

SITE: 61 CHURCH STREET, FORDINGBRIDGE SP6 1BB
 DESCRIPTION: Conservation roof light (Application for Listed Building Consent)
 DECISION: Granted Subject to Conditions

Application 21/11376

SITE: 18 PARSONAGE PARK DRIVE, FORDINGBRIDGE SP6 1QS
 DESCRIPTION: Proposed rear and first floor extension; alterations
 DECISION: Granted Subject to Conditions

Application 21/11330

SITE: 36 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD
 DESCRIPTION: Single-storey extension above existing integral linked garage
 DECISION: Granted Subject to Conditions

Application 21/11474

SITE: EASTVILLE HOUSE, 43 SALISBURY ROAD, FORDINGBRIDGE SP6 1EH
 DESCRIPTION: Single-storey rear extension to dwelling; rear garage extension
 DECISION: Granted Subject to Conditions

Appeal Decisions

No appeal decisions.

Tree Work Decisions

No tree works decisions

8. To consider new Planning Applications

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| 21/11559 | 47-49 HIGH STREET, FORDINGBRIDGE SP6 1AS | Mr Stretch |
| Ground floor rear extensions, the internal reconfiguration to form a shop at ground floor level; 3x flats (1x 2-bed, 2x 3-bed) at ground, first & second floor level; associated external alterations and hard & soft landscaping | | |
| <p>Cllr Goldsmith made a statement objecting to the planning application. <i>[Cllr Goldsmith left the meeting]</i></p> <p>Cllr Lewendon presented this application.</p> <p>Cllr Anstey proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend REFUSAL under PAR4, because of the loss of retail space, the overdevelopment of the site, the intrusion on the neighbours, the lack of car parking and the proposed design. All in favour.</p> | | |
| 21/11560 | 47-49 HIGH STREET, FORDINGBRIDGE SP6 1AS | Mr Stretch |
| Ground floor rear extensions, the internal reconfiguration to form a shop at ground floor level; 3x flats (1x 2-bed, 2x 3-bed) at ground floor, first & second floor level; associated external alterations (Application for Listed Building Consent) | | |
| <p>Cllr Lewendon presented this application.</p> <p>Cllr Anstey proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend REFUSAL under PAR4, because of the loss of retail space, the overdevelopment of the site, the intrusion on the neighbours, the lack of car parking and the proposed design. All in favour. <i>[Cllr Goldsmith returned to the meeting]</i></p> | | |

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| 21/11321 | Holly Lodge, 29 Salisbury Road, Fordingbridge SP6 1EH | Mr Clarke |
| Creation of a new access and parking to the front of the property; closing of existing parking space off Alexandra Road and erection of 1.77m close boarded fence and gate | | |
| Cllr Moulard proposed and it was seconded by Cllr Hale and therefore RESOLVED to recommend PERMISSION under PAR3 as it is safer for cars to exit the property onto Salisbury Road where other vehicles will have better visibility ahead, rather than onto Alexandra Road immediately after a corner. | | |

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| 21/11518 | 16 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ | Mr & Mrs Gurd |
| Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal) | | |
| FOR INFORMATION ONLY | | |

9. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: CONS/21/0606
Proposed Works: Leylandii x 8 Fell
Site Address: 49 Church Street, Fordingbridge, SP6 1BB
Proposed Works: Leylandii x 8 Fell
Reason for Work: Too large and not native

Case Ref: CONS/21/0617
Proposed Works: Poplar x 7 Reduce
 Ash x 1 Fell
Site Address: Parsonage House, Green Lane, Fordingbridge, SP6 1JT

10. To consider any Licensing Act 2003 applications

Members considered the following licensing applications.

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| Our Ref: | TEN 9529 / LICTE/21/05474 - KS |
| Date: | 12 November 2021 |
| Application Type: | Temporary Event Notice (LATE) |
| Date(s) Of Proposed Event: | 26/11/2021 12:00:00 to 28/11/2021 21:00:00 |
| Premise Address: | Little Ice Cream Factory (Cafe 100), Roundhill, Fordingbridge, SP6 1AQ |
| Applicant Details: | David Andrew Clarke |
| Event Details: | Christmas Lights Switch The sale by retail of alcohol Takeaway from a serving hatch 26, 27, & 28 November 2021 12:00 hrs to 21:00 hrs 10 persons |

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| Our Ref: | TEN 9530 / LICTE/21/05475 - KS |
| Date: | 12 November 2021 |
| Application Type: | Temporary Events Notice |
| Date(s) Of Proposed Event: | 03/12/2021 12:00:00 to 05/12/2021 21:00:00 |
| Premise Address: | Little Ice Cream Factory, (Cafe 100), Roundhill, Fordingbridge, SP6 1AQ |
| Applicant Details: | David Andrew Clarke |
| Event Details: | Christmas Shopping and festive activities The sale by retail of alcohol Takeaway from a serving hatch 3, 4 & 5 December 2021 12:00 hrs to 21:00 hrs 10 persons |

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| Our Ref: | TEN 9531 / LICTE/21/05476 - KS |
| Date: | 12 November 2021 |
| Application Type: | Temporary Events Notice |
| Date(s) Of Proposed Event: | 10/12/2021 12:00:00 to 12/12/2021 21:00:00 |
| Premise Address: | Little Ice Cream Factory (Cafe 100), Roundhill, Fordingbridge, SP6 1AQ |
| Applicant Details: | David Andrew Clarke |
| Event Details: | Christmas events and activities The sale by retail of alcohol Takeaway from a serving hatch 10, 11, & 12 December 2021 12:00 hrs to 21:00 hrs 10 persons |

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| Our Ref: | TEN 9532 / LICTE/21/05477 - KS |
| Date: | 12 November 2021 |
| Application Type: | Temporary Events Notice |
| Date(s) Of Proposed Event: | 16/12/2021 12:00:00 to 18/12/2021 21:00:00 |
| Premise Address: | Little Ice Cream Factory (Cafe 100), Roundhill, Fordingbridge, SP6 1AQ |
| Applicant Details: | David Andrew Clarke |
| Event Details: | Christmas Shopping The sale by retail of alcohol Takeaway from a serving hatch 16, 17, & 18 December 2021 12:00 hrs to 21:00 hrs 10 persons |

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| Our Ref: | TEN 9575 / LICTE/21/05811 - KS |
| Date: | 06 December 2021 |
| Application Type: | Temporary Event Notice (LATE) |
| Date(s) Of Proposed Event: | 11/12/2021 14:30:00 to 11/12/2021 19:00:00 |
| Premise Address: | NFDC Car Park Fordingbridge, Roundhill, Fordingbridge |
| Applicant Details: | Nichola Jayne Lyons |
| Event Details: | Christmas market The sale by retail of alcohol - Lyons Brewery 11 December 2021 14:30 hrs to 19:00 hrs 200 persons |

Concern was raised about the drinking of alcohol at Roundhill, and Councillors agreed that it shouldn't be encouraged in this area. It was also pointed out that Roundhill is a road and the sale of alcohol from this location could endanger pedestrians if they were drinking on the streets.

Action: Clerk to report concerns to NFDC

Councillors noted that the Christmas Market at Roundhill on 11th December had been cancelled.

11. To consider a response to the consultation on the Draft Parking Standards Supplementary Planning Document the Town and Country Planning (Local Planning) (England) Regulations 2012

This draft SPD provides supporting guidance on the implementation of the Local Plan 2016-2036 Part 1: Planning Strategy (adopted in July 2020), including Policy CCC2: 'Safe and sustainable travel', Policy IMPL2: 'Development standards' and Policy ENV3: 'Design quality and local distinctiveness'. The document sets out the details for the approach agreed in the Local Plan to provide an appropriate level of vehicle and cycle parking in new development across the District.

The guidance set out in the draft SPD has been updated from the previous 2012 Parking Standards SPD to take account of the step changes in national and local policy and to ensure it achieves sustainable development in the context of climate change and other drivers. The guidance set out in the draft SPD also covers issues such as electric vehicle charging and is responsive to local circumstances regarding the availability of parking and accessibility. This Supplementary Planning Document (SPD) once adopted will replace the existing 2012 SPD "Parking Standards".

The draft SPD and online response form are available on the NFDC website at <https://newforest.gov.uk/article/2859/Parking-Standards>

Cllr Wilson submitted a report in her absence, saying that she feels that the number of properties already developed in the town with no parking spaces must be taken into account, along with the limited number of long-term parking spaces. She did not believe that it is reasonable to consider the incidences of traffic enforcement as Fordingbridge has only had the new parking warden for a short period of time. Before this the parking warden's time was mostly taken up in the car park. She believed that the incidences in this past year would be a lot higher than before.

Cllr Paton commented that the maximum parking standards are not needed in Fordingbridge; there are already issues with parking in Fordingbridge and she wanted Fordingbridge to have the maximum allocation of parking spaces. Cllr Lewendon said that we need fewer cars, however he thought that realistically, people will still drive into town. Cllr Hale reported that he has been

approached by town centre residents who have nowhere to park and there is a safety issue involved with having to move cars regularly in order to remain within the maximum parking time allowed in the town's car parks. Cllr Earth confirmed that the NFDC Ringwood Road car park is dark and unsafe at night. Councillors considered the impact of the upcoming new developments and did not want the parking situation to become any worse in the town.

12. To receive an update from the Neighbourhood Plan Steering Group

Councillors discussed the merits of different planning documents. They agreed to continue to support the Neighbourhood Plan Steering Group working on the CUB plan and confirmed that the Neighbourhood Plan Steering Group should continue to report to the Planning Committee. Cllr Paton said that all information gathered towards the CUB plan can be used towards the neighbourhood plan. She also reminded the Council that all members sit on the Planning Committee and all can get involved with this project.

A member of the public asked whether a summary of the survey results would be published. Cllr Jackson replied that the survey results would be published on the website in the new year.

Action: Clerk to add results to website in the new year

A second member of public asked whether the CUB plan put together for Fordingbridge by the NFDC Head of Planning was publicly available. The Clerk replied that this is not a final plan but rather a list of items to consider along with actions to be undertaken. Cllr Paton said that members of the public could contribute and help with the actions.

13. To note any items of correspondence

A strategic sites update has been received – see appendix.

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

Nothing further to report.

15. To note the date of the next meeting as Thursday 6th January 2022

There will be an Extraordinary Planning Committee meeting on Thursday 6th January 2022 to discuss planning applications 21/11237 (NFDC) and 21/00849 (NFNPA) for Site 18.

The meeting closed at 21.02pm.

APPENDIX
Strategic Sites Update (December 2021)

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

The Pin kerb edging has been installed around the edge of the play area. The area was closed when I visited site as the contractor is still completing the repair/extension of the play surface matting up to the pin kerb. The play area will be re-opened once this work has been completed.

The remedial planting required will be carried out between now and the end of March during the current planting season.

The creation of the allotments has commenced. Storage materials in the area have been removed and the top soil layer has been removed clearing any unsuitable materials in the soil. New soil is being transported in and is being stored in there ready for use.

The present arrangement for the contractor's parking and storage of materials adjoining the Eastern end of the site is a temporary measure whilst work is being completed on the development. Removal of the car parking area, storage area and haul road will be carried out in the New Year along with remediation of these areas back to their original use. The required planting in this area of the site can then be carried out before the end of the planting season.

The Developer is carrying out extra road sweeps with their own cleaning equipment alongside the ones contracted in. Multiple sweeps in the most affected areas are being carried out, as witnessed during my last site visit.

Plots 119 - 130 (the final houses) are at the internal and external stages. The hard landscaping is being carried out currently. Kerbs and pathways to the driveways and houses are being laid. The soft landscaping will follow this.

The houses that were being used as the sales area are still being prepped for occupation. Of the remaining houses to be occupied Plots 119 – 123 and 129-130 are having external and interior works being carried out alongside hard and soft landscaping. Plots 124-127 are now occupied. Plot 128 has exchanged, but is not occupied yet.

In Phase 1 the two sales houses have sold, but will not be occupied until at least the end of January 2022. All the remaining houses are occupied.

In Phase 2 all houses are occupied.

In Phase 3 all houses are occupied.




In Phase 4 eight houses have exchanged and the rest 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 – 29th November 2021



Occupation Status

-  Not commenced construction
-  Under construction
-  For Sale

-  Reserved
-  Exchanged
-  Occupied/Completed