

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th November 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, and Wilson

In attendance: Paul Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk
2 Members of the Public

1. To receive any apologies for absence

Apologies were received from Cllrs Perkins and White and Cllr Bellows (NFDC).

2. To receive any Declarations of Interest

Cllr Lewendon declared an interest in planning application 21/11386 as the application is for a neighbouring property. He said he would stay in the meeting but not speak or 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 confirm the minutes of the meeting held on 13th October 2021 and report any matters arising

Cllr Lewendon proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 13th October 2021 be signed as a true record. All in favour. (Abstentions Cllrs Earth and Mouland as absent at this meeting.)

Matters arising.

Agenda item 4 – Cllr Anstey asked that a comment be inserted in the minutes to clarify that the ARNG land would not be managed directly by the developer but that the developer will be required to set up their own management company(s) to look after all these areas into the future and to ensure they are properly maintained.

Agenda item 13 – The Clerk reported that he is waiting to hear from NFDC regarding when 90% occupancy of the Augustus Park development would be reached.

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

A member of the public spoke as follows.

The NFDC local plan includes 820 houses due to be built in and around Fordingbridge. Presumably these were landed on us by Robert Jerrick's now derided formula that loaded houses in the south of the country. In view of the fact, that Michael Gove has now reversed this algorithm and now wishes for houses to be built in the north, will the Town Council lobby NFDC to get these numbers reversed?

There are approx. 6000 people living in Fordingbridge. 820 new houses at an average of 4 per household is 3200 additional people. This is almost a 50% increase of the population of the town. Is Fordingbridge really aware of this?

What provision has been made to provide additional healthcare? The Doctors surgery and dentists are already at capacity, they could not possibly take on more patients.

What provision is there for schooling for approximately 1500 more children?

Where are 1500 more people going to work? There are certainly not 1500 more job vacancies in this area, that this is going to mean 1500 more people commuting to Salisbury, Bournemouth and Southampton. Along the A338 and across Roger Penny Way with the resulting potential to endanger more livestock.

The National Planning Policy Framework 2021 talks about achieving sustainable development: 'Meeting the needs of the present without compromising the ability of future generations to meet their needs'

We know that on almost every metric set out in the NPPF the proposed large scale developments fail. Pages 45/46 of the NPPF gives guidelines regarding reducing greenhouse emissions and increasing the use of renewable and low carbon energy sources. The proposed new houses have none of this and will all have to be retrofitted at a later date.

It costs a fraction of the cost of retrofitting to install renewable energy at the design and build stage. In view of the climate emergency and the recent COP 26 pronouncements by our government, does the Town Council not agree that, for the sake of future generations, it is incumbent on all of us, right now, from this present moment, to do everything we can to ensure that each and every new house in Fordingbridge should be built net zero energy?

Thank you for listening.

The member of public then went on to share some figures to support her claim that Pennyfarthing homes could afford to forego a bit of profit in order to make the houses net zero energy:

- Pennyfarthing Homes Limited – 2021 Profit £5.7m, up by £3.7m from 2020. 2021 Balance sheet value £22.4m
- Pennyfarthing New Homes Limited - Balance sheet value £3.3m
- Pennyfarthing Construction Limited – Balance sheet value £1.2m
- Pennyfarthing Developments Limited – 2021 Profit £5.8m Balance sheet value £30.5m
- Pennyfarthing Estates Limited – Balance sheet value £3.5m
- Pennyfarthing Investments Limited – Balance sheet value £1.9m
- Pennyfarthing Landholdings Limited – loss making – Balance sheet value £42k

She said that the above companies are all owned by 3 members of the same family and that several other companies have recently been set up as property management companies. She reported that the property management companies are not yet trading but she presumed these would ultimately be the vehicles for green spaces management companies. She confirmed that all figures are pre-tax as any additional costs would be tax deductible. Also that all information is in the public domain on Companies House and on Pennyfarthing's website.

Cllr Paton responded that Fordingbridge Town Council is doing their utmost to fight these planning applications. Cllr Adams thought that help from NFDC would be needed to answer some of these questions.

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

Application 21/10903

SITE: 30 PARK ROAD, FORDINGBRIDGE SP6 1EQ
DESCRIPTION: Two-bedroom dwelling; associated parking; new parking surface for number 30
DECISION: Refused

Application 21/11236

SITE: 16 PARK ROAD, FORDINGBRIDGE SP6 1EQ
DESCRIPTION: Proposed infill rear extension
DECISION: Granted Subject to Conditions

Application 21/11194

SITE: 2 PARK ROAD, FORDINGBRIDGE SP6 1EQ
DESCRIPTION: Erect 3 pairs of semi detached units (total of 6 properties); associated parking and landscaping; demolish existing property
DECISION: Withdrawn by Applicant

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Application No: R14/15/21/0547
SITE: 20 BRIDGE STREET, FORDINGBRIDGE, SP6 1AH
DECISION: Exempt Works

Application No: CONS/21/0486
SITE: PARSONAGE HOUSE, GREEN LANE, FORDINGBRIDGE, SP6 1JT
DECISION: Raise No Objections

6. To consider new Planning Applications

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| 21/11490 | Land Off JUBILEE CRESCENT, FORDINGBRIDGE SP6 1ED | Palmer, King, Sainsbury, Northway |
| Development of seven dwellings, with access provided off Jubilee Crescent (Outline Application with details only of Access) | | |
| Cllr Paton presented this application for seven dwellings with 21 car parking spaces. She reported that the turning circle is not large enough for waste collection vehicles to turn. Cllr Jackson noted that this application is on the site of the proposed new railway in Fordingbridge and that should this application be granted, the railway may not be able to go ahead. It was unclear what was planned for the area outlined in blue on the application. | | |
| Cllr Lewendon proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend REFUSAL under PAR4, as | | |
| <ul style="list-style-type: none"> a. there is insufficient information in the application - in particular the plans for the area outlined in blue on the application b. should this application be granted, the planned town railway may not be able to go ahead. | | |
| All in favour. | | |
| 21/11376 | 18 PARSONAGE PARK DRIVE, FORDINGBRIDGE SP6 1QS | Mr & Mrs Clarke |
| Proposed rear and first floor extension; alterations | | |
| Cllr Hale proposed and it was seconded by Cllr Wilson and therefore RESOLVED to recommend PERMISSION under PAR3, as the precedent has been set elsewhere. All in favour. | | |
| 21/11386 | THE LILACS, WHITSBURY ROAD, TINKERS CROSS, FORDINGBRIDGE SP6 1FF | Mr & Mrs Osborne |
| Single-storey rear extension; new front porch | | |
| Cllr Hale proposed and it was seconded by Cllr Mouland and therefore RESOLVED to recommend PERMISSION under PAR3, as there is no impact on neighbouring properties. All in favour. | | |
| 21/11330 | 36 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD | Courtney |
| Single-storey extension above existing integral linked garage | | |
| Cllr Wilson proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend PERMISSION under PAR3, as the precedent has been set elsewhere. All in favour. | | |

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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 | | |
| 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. All in favour. | | |
| 21/11474 | EASTVILLE HOUSE, 43 SALISBURY ROAD, FORDINGBRIDGE SP6 1EH | Mr Brown |
| Single-storey rear extension to dwelling; rear garage extension | | |
| Councillors noted that the proposed garage extension is very large and discussed whether it may be turned into an annex or a holiday let. | | |
| Cllr Adams proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PERMISSION under PAR3, as it provides additional accommodation and doesn't affect anyone else. All in favour. | | |
| 21/11451 | FRYERN PARK FARM, WHITSBURY ROAD, BROOKHEATH, FORDINGBRIDGE SP6 3PL | Ms Watt |
| 2 Agricultural Barns (Agricultural Prior Notification) | | |
| FOR INFORMATION ONLY | | |

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 note any items of correspondence

Cllr Bellows emailed the following report from NFDC.

- The planters to the rear of the Co-op should have been faired off. For some reason this was not actioned, although it was assumed it had been.
- The unsightly barriers in the NFDC short stay car park will be removed and that area put to rights
- HCC gritters have been gritting the roads

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

The Clerk reported that ground at the Water Meadows is being prepared for the installation of three benches. Cllr Paton said it would be nice if NFDC could communicate what they intend to do in the town, before doing it.

11. To note the date of the next meeting as Wednesday 29th November

There will be an Extraordinary Planning Committee meeting on Wednesday 29th November to discuss planning application 21/10052 (Site 17).

The meeting closed at 8.19pm.