

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 12<sup>th</sup> January 2022 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, Mouland, Perkins, White and Wilson

**In attendance:** Paul Goddard, Town Clerk  
Rachel Edwards, Asst Town Clerk  
1 Member of the Public

#### **1. To receive any apologies for absence**

Apologies were received from Cllr Earth and Cllr Bellows (NFDC).

#### **2. To receive any Declarations of Interest**

No declarations declared.

#### **3. To confirm the minutes of the meeting held on 8<sup>th</sup> December 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 8<sup>th</sup> December 2021 be signed as a true record.

Agenda item 12 - Cllr Jackson reported that items from his report were not in the minutes but that he would report further under the agenda item at this meeting.

#### **4. To confirm the minutes of the extraordinary meeting held on 6<sup>th</sup> January 2022 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 6<sup>th</sup> January 2022 be signed as a true record.

Agenda item 4 – Cllr Wilson queried why she was not able to find the plans for the new roundabout on the NFDC website.

The Asst Clerk reported that part of the new roundabout fell within the New Forest National Park and the plans for this application 21/00849 could be found on the New Forest NPA website at <https://publicaccess.newforestnpa.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= NFNP DCAPR 177384>

Further to the NFNPA application, plans for the new roundabout can be found on the NFDC website under the hybrid application 21/11237 at <https://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= NEWFO DCAPR 215164>

#### **5. To receive any matters raised by Members of the Public**

No matters raised.

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

### Application 21/11518

SITE: 16 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ

DESCRIPTION: Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)

DECISION: Was Lawful

### Application 21/11321

SITE: HOLLY LODGE, 29 SALISBURY ROAD, FORDINGBRIDGE SP6 1EH

DESCRIPTION: 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

DECISION: Granted Subject to Conditions

### Application 21/10718

SITE: WELFORD, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR

DESCRIPTION: Increase in load from single phase (low voltage) to three phase (low voltage)

DECISION: Granted Secretary of State + Conditions

### Application 21/11489

SITE: 54 HIGH STREET, FORDINGBRIDGE SP6 1AX

DESCRIPTION: Application for approval under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect for Prior Approval Consent (21/11164) for use as first-floor flat

DECISION: Refused

### Appeal Decisions

No appeal decisions.

### Tree Work Decisions

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

Decision: Raise No Objections

## 7. To consider new Planning Applications

21/11623	THE DAIRY PARLOUR, SOUTHAMPTON ROAD, EAST MILLS, FORDINGBRIDGE SP6 2JP	Mr & Mrs Iles
Rear two-storey extension, to form family sunroom on ground floor with office to first floor		
Cllr White presented this application.		
Cllr Anstey proposed and it was seconded by Cllr Mouland and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, as there are no adverse effects on the street scene and amenities. All in favour.		

21/11502	16 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ	Mr & Mrs Wharton
Single-storey rear extension		
Cllr Wilson presented this application for a large rear extension. The extension will be on the boundary with the neighbouring property adjacent to the neighbour's garage. All of the extension will be flat roofed.		
Cllr Hale proposed and it was seconded by Cllr White and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, because it is a large plot and the extension will have no impact on anyone else. All in favour.		
21/11703	3 NORMANDY WAY, FORDINGBRIDGE SP6 1NW	Mr & Mrs Bradford
New first floor side extension above existing attached garage		
Cllr Jackson presented this application for a large extension over the double garage. The property is not overlooked and there have been no objections to this application.		
Cllr Anstey proposed and it was seconded by Cllr Jackson and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, because there is no adverse effect on the residential area. All in favour.		
21/11675	25 & 27 SALISBURY STREET, FORDINGBRIDGE SP6 1AB	Smart Homes Southampton Ltd
Use of 25 & 27 as retail (Use Class E) (Lawful Use Certificate for retaining an existing use or operation)		
Cllr Anstey presented this application and reported that Age UK had a contract dated March 2011 to use the premises as a retail shop.		
Councillors commented that Fordingbridge Town Council has no information to disprove the application.		
21/11713	168 STATION ROAD, FORDINGBRIDGE SP6 1DS	Mr & Mrs Ford
Fenestration alterations & internal alterations to annexe (Lawful development certificate that permission is not required for proposal)		
<b>FOR INFORMATION ONLY</b>		

### 8. To consider new Tree Works Applications

Members considered the following applications and observed that two of the applications fell outside of the parish boundary.

**Case Ref:** CONS/21/0637  
**Proposed Works:** Willow x 1 - Reduce  
Mixed hedge - Reduce  
**Site Address:** Fordingbridge Hospital, Bartons Road, Fordingbridge, SP6 1JD  
**Reason for Work:** overgrown and maintenance

**Case Ref:** TPO/22/0003  
**Proposed Works:** 1x Willow - Prune  
1x Hawthorn - Prune  
2x Horse Chesnut - Prune  
1x Sycamore - Prune  
**Site Address:** Court Orchard House, Rockbourne, Fordingbridge, SP6 3NH

**Case Ref:** CONS/22/0003  
**Proposed Works:** 1x Willow - Prune  
1x Hawthorn - Prune  
2x Horse Chesnut - Prune  
1x Sycamore - Prune  
**Site Address:** Court Orchard House, Rockbourne, Fordingbridge, SP6 3NH

**Case Ref:** CONS/22/0006  
**Proposed Works:** Yew x 1 Reduce  
Spruce x 1 Fell  
Apple x 1 Reduce  
**Site Address:** 29 Bartons Road, Fordingbridge, SP6 1JD

#### **9. To consider any Licensing Act 2003 applications**

No licensing applications.

#### **10. To receive an update from the Neighbourhood Plan Steering Group**

Cllr Jackson said that the following items from his report had been missed from the minutes of the Planning Committee meeting of 8<sup>th</sup> December 2021:

- a) Recommend continuing with discussions with HCC Highways to follow up the issues in the High Street and at Roundhill as per the responses in the recent survey.
- b) The survey indicated wide support for improving the facilities at the recreation ground, including improving the existing car parking and play area suggested by Redlynch Leisure.
- c) Improve facilities at the Burgate Hub.

To work with the schools, both primary and secondary, NFDC and developers to build Community and Recreational infrastructure facilities on Site 18. This would meet residents wishes from the recent survey for wider sports other than Football and Rugby, some more retail outlets, some employment sites and a transport hub.

Cllr Jackson asked that a copy of the survey results be uploaded to the website.

**Action: Clerk to upload survey results to website**

Cllr Jackson reported that he'd emailed a copy of the CUB plan to the member of public who asked about it at last month's meeting.

Cllr Jackson reported that a meeting between HCC, NFDC and FTC will be held on Monday afternoon on Zoom to discuss plans for the town.

Cllr Jackson gave the following statement.

*I think the time has come for us to make some decisions as to where we want to go. The many planning applications coming forward are going to be making those decisions, and unless we indicate our preferences, we will have to accept what NFDC and the developers decide. And pursuing the Neighbourhood Plan or the CUB Plan means we are very much in the hands of others. A Strategic Plan of our own will mean we are more in control. So, my request tonight is for a decision on the following:*

*That we develop our own strategic plan that addresses our own longer term aims and ambitions. This to cover a longer-term development of the High Street traffic issues, the Recreation ground and the Burgate Hub.*

*We have recruited some good expertise onto the NPSG and they are asking me what progress we are making. Whilst understanding that protocols and procedures involved in running a council are more time consuming than running many other organisations, we must explain this to the residents or seek to speed up our processes.*

Councillors discussed the need to move forward together, working as a team to put forward the views of the town to developers via NFDC. They discussed the need to be clear about what FTC want developers to provide for the town and agreed that developers would only offer the minimum otherwise. Cllr Jackson reported that Fordingbridge is short of recreational facilities and money for these is needed.

Cllr Wilson reported that there is often a disparity between what FTC and NFDC want. She cited the new radar key padlocked gates installed by NFDC at the water meadows. FTC had requested a bench at the water meadows instead. Local residents are reported to have now thrown the radar key padlocks into the river, leaving the gates unlocked at all times to make access easier. NFDC have regrettably decided not to install a bench where requested in the water meadows as the area floods.

Members agreed to move forwards with the strategic plan and to add this item on the agenda of the next Planning Committee meeting.

#### **11. To note any items of correspondence**

A strategic sites update has been received – see appendix.

#### **12. To receive a report from the Clerk or any other relevant planning business**

Councillors raised concerns about the new Augustus Park development. The allotments are currently under water, the allotments have not yet been handed over to FTC to let to residents, the playground is not open yet and they are no bins on site except those in the playground which are not accessible as it is still closed. The issue of the playground has been raised by the NFDC case officer with the developers. Cllr Lewendon reported that there is no culvert in the drainage ditch. Cllr Wilson was concerned that money is an issue for the developers.

**Action: Asst Clerk to chase up NFDC regarding a FTC / NFDC site visit to Augustus Park**

The Clerk reported that the minutes of the Extraordinary Planning Committee meeting on 29<sup>th</sup> November, agenda item 5 refer to the correct application 20/11469. However, in the meeting, Cllr Jackson may have accidentally given a different reference number of 21/10052 instead.

The Clerk reminded members about the NFDC Community Infrastructure Levy meeting on Friday 21<sup>st</sup> January at 12 noon and asked that members let him know if they plan to attend.

Cllr Wilson said she was disappointed in the nature of the planning enforcement wording for site 18 (application 21/11237) which referred to disposal of waste on another site.

Cllr Lewendon reported that the footpath from Tinkers Cross has become a swamp.

Cllr Wilson reported that in the site 18 planning application (21/11237), the Avon Valley Path is within the red line boundary and that this couldn't be right. Cllr Lewendon said that the Cycle to School route is planned to be routed on a footpath and that this would need to be changed to a bridleway which could take up to three years. Cllr Jackson reported that part of the Metis Homes application (20/10228) is to upgrade footpath 83.

#### **13. To note the date of the next meeting as Wednesday 9<sup>th</sup> February 2022**

The meeting closed at 20.30pm.

## **Strategic Sites Update (January 2022)**

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

The hedgerows have now been planted. Top up mulching has been carried out. The remedial tree planting will be carried out after Christmas when the weather warms up, before the end of March, during the current planting season.

The play area matting edging has not been completed. The entrance way to the play area also needs completing. I have contacted the Developer regarding this and the works have been delayed until early January due to Covid and material availability issues.

The fence and entrance gates for the allotments have been constructed. The maintenance access is 2.7m wide, as required. The contractor informed me that the water service line is in and that this will be connected to a trough on the allotment land in the short term. The allotment ground has been prepped. I clarified the alignment and design of the hardstanding adjoining the maintenance entrance of allotments with the Planner to make sure the right details were being used on the ground. I have spoken to the Developer to make sure this is carried out correctly.

I witnessed the road sweeper cleaning the roads while I was on site. It was on a continuous loop. The entrance road in through the development was clean. There is still some mud on the road in small areas directly next to the active areas of the site. I have passed photos of these areas to the Planner so that he can make a judgement call on the situation.

Plots 1, 2, 119, 121, 129 and 130 are at the internal and external stages. The hard and soft landscaping are being carried out currently. All other houses are now occupied.

In Phase 1 the two sales houses have sold, but will not be occupied until 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 four 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 – 22<sup>nd</sup> December 2021



**Occupation Status**

- Not commenced construction
- Under construction
- For Sale

- Reserved
- Exchanged
- Occupied/Completed