

## FORDINGBRIDGE TOWN COUNCIL

### **Minutes of a meeting of the Planning Committee held on Wednesday 9<sup>th</sup> February 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, Earth, Hale, Goldsmith, Jackson, Lewendon, Moulton and Perkins

**In attendance:** Paul Goddard, Town Clerk  
Rachel Edwards, Asst Town Clerk  
A reporter from the Salisbury Journal  
The applicant for planning application 22/10046  
1 Member of the Public

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

Apologies were received from Cllr White and Wilson. Also from Cllrs Bellows and Sevier (NFDC).

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

There were no declarations of interest.

#### **3. To confirm the minutes of the meeting held on 12<sup>th</sup> January 2022 and report any matters arising**

Cllr Perkins proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that the minutes of the meeting held on the 12<sup>th</sup> January 2022 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 reported that the NFDC Case Officer had said that the settlement boundaries have been moved to encompass the strategic sites and asked by what process this would have been done. Cllr Paton thought this may have been in comparison to the original site plans but said that the boundaries could not be moved again. Cllr Paton reported that there would be no access to the Tinkers Cross site from Marl Lane and the road was deliberately finished there. Augustus Park on the other hand was intended to be a through road and was published in the local plan as such.

The member of public reported that the number of houses expected to be built in Fordingbridge is a 48% increase on the number allocated in the local plan. She received a letter from the Rt Hon Christopher Pincher MP stating that calculating housing need is only the starting point in the process of planning for new homes and it does not provide a target. Cllr Lewendon said minimum housing figures should be the aim.

**Action: Clerk to circulate the Rt Hon Christopher Pincher MP's letter to members**

The member of public asked FTC to facilitate a meeting between the NFDC planners and Fordingbridge residents to discuss the total number of houses and the impact this will have on the town, with a view to reducing the numbers of properties built. Cllr Jackson reported that it would be difficult for NFDC to find grounds on which to reject planning applications; a meeting would not benefit the town and would not stop the sites from going ahead.

Cllr Paton said that the local plan states that development can take place on these sites and that these sites are being considered together. While the Town Council cannot go against the Local Plan, they are working hard to influence numbers and what the developers give in mitigation for the town. Cllr Paton reported that members of FTC met today with the NFDC Head of Planning to represent the views of the Town Council regarding these sites directly.

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

### **Application 21/11256**

SITE: KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE,  
FORDINGBRIDGE SP6 1LX  
DESCRIPTION: Change of use of existing leisure building to holiday let; windows to  
south elevation  
DECISION: Refused

### **Application 21/11502**

SITE: 16 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ  
DESCRIPTION: Single-storey rear extension  
DECISION: Granted Subject to Conditions

### **Application 21/11623**

SITE: THE DAIRY PARLOUR, SOUTHAMPTON ROAD, EAST MILLS,  
FORDINGBRIDGE SP6 2JP  
DESCRIPTION: Porch; rear two-storey extension, to form family sunroom on ground  
floor with office to first floor  
DECISION: Granted Subject to Conditions

### **Application 21/11103**

SITE: Land at MIDGHAM FARM, MIDGHAM ROAD, FORDINGBRIDGE  
SP6 3BY  
DESCRIPTION: Construction of 3 no. detached residential dwellings with associated  
ground and landscaping works; demolition of an existing agricultural  
barn  
DECISION: Withdrawn by Applicant

### **Application 21/11713**

SITE: 168 STATION ROAD, FORDINGBRIDGE SP6 1DS  
DESCRIPTION: Fenestration alterations & internal alterations to annexe (Lawful  
development certificate that permission is not required for proposal)  
DECISION: Was lawful in part

### **Appeal Decisions**

No appeal decisions.

### **Tree Work Decisions**

Case Ref: CONS/21/0637  
Proposed Works: Willow x 1 - Reduce  
Mixed hedge - Reduce  
Site Address: Fordingbridge Hospital, Bartons Road, Fordingbridge, SP6 1JD  
Decision: Raise No Objections

Case Ref: CONS/21/0617  
Proposed Works: Poplar x 7 Reduce  
Ash x 1 Fell  
Site Address: Parsonage House, Green Lane, Fordingbridge, SP6 1JT  
Decision: Raise No Objections

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  
 Decision: Raise No Objections

## 6. To consider new Planning Applications

HCC/2022/0028	Ringwood & Fordingbridge Skip Hire, Courtwood Farm, Court Hill, Sandleheath SP6 1QD	Ringwood & Fordingbridge Skip Hire
Alterations to the site layout (as approved under APP/Q1770/W/18/3197963); new drainage scheme; change of use from access track to operational yard area in south-eastern corner		
Cllr Paton presented this application. She reported that the lower yard area will be concreted and the welfare and toilet block relocated to the track. The existing separate entrance and exit will be replaced with a single entrance / exit. There would be no increase in the traffic movements. These changes would make better use of the space.		
Councillors agreed that this would be an improvement of the site and had no objections to this application.		

22/10046	WELFORD, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR	Mr & Mrs Wagland
Use of the building at the rear of the house as two holiday let units (Retrospective)		
Cllr Paton presented this application and reported that permission had originally been given for ancillary accommodation only. She raised concern that these units may have been built with the intention of becoming holiday flats and said that, if so, then this is a devious way to approach gaining permission. Cllr Paton reported that the main difference would be in the number of cars accessing the site but that they would be using the same entrance as for the main house.		
Cllr Paton proposed and it was seconded by Cllr Earth and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, because the work has already been done and the holiday flats already in use. However, Fordingbridge Town Council is not happy with the way that planning permission has been approached and wants the condition imposed that this accommodation is only to be sold with the main property and not separately. All in favour.		
The applicant left the meeting.		

21/10658	UNIT 1, 1 BRIDGE STREET, FORDINGBRIDGE SP6 1AH	Mr Gulabakh - Hants Developments Ltd
Use of first & second floor as 3 flats; retain existing Class E (formerly including class A1/A2 use and offices) on ground floor; remodelling of rear ground floor to create residential unit 4; extension to form staircase to first floor; bin & cycle store; external alterations to windows & doors (Retrospective)		
Cllr Lewendon presented this application. He reported that the building had been sold with planning permission (application 18/10686) but that the work carried out by the new owner does not comply. He said that the ground floor had permission to be converted into one large business area but is now split into three units instead. Permission was given for a 1-bedroom ground floor apartment (bungalow) but this space has now been converted into a 2-bedroom property instead. The first-floor flats are vastly different from the approved plans, with shapes of the flats being altered and walls relocated. On the second floor, another bedroom has been built into the roof space, again without permission. Planning application 18/10686 provided accommodation for 9 people, this development can house 16 people. Cllr Lewendon reported that there is only one parking space provided and this is attached to the bungalow. Cllr Jackson		

commented that there is already pressure on the town centre with regards to parking. Cllr Lewendon reported that the Conservation Officer wanted wooden windows, however cheap plastic windows have been used instead.

Cllr Jackson proposed and it was seconded by Cllr Earth and therefore **RESOLVED** to recommend REFUSAL under PAR4. Fordingbridge Town Council does not want developers who don't conform to planning permission and this application is a huge deviation from the plans for which permission was given. The increase in the occupancy is too great for the space available and this also puts unacceptable pressure on parking in the town centre. The windows chosen are unsuitable for the area. All in favour.

22/10068	KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr Pritchard
Use of existing leisure building as annex to main dwelling; windows to south elevation		
Cllr Moulard presented this application. He reported that as part of the planning application, a new drainage system has been installed which elevates sewage to the standard of drinking water. The main house is an old, cold building and the owners are in their 70s. The leisure building however, is warm and the owners are not intending to let it out. The Environment Agency however, is concerned and wants it stipulated that it will always be an annex.		
Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, but with the condition that it always remains an annex with the main building. All in favour.		

21/11705	MERRIE LEAS, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1ND	Childs
Cladding of existing metal gate ; timber fencing (Retrospective)		
Cllr Adams presented this application.		
Cllr Adams proposed and it was seconded by Cllr Lewendon and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, because it doesn't create a problem, no one will notice it, it fits in with the countryside scheme and gives more privacy. All in favour.		

22/10060	THE GEORGE INN, 14 BRIDGE STREET, FORDINGBRIDGE SP6 1AH	Mrs Roylance
Proposed change of use on existing courtyard car park to dining and seating area. Proposed timber dining pods, covered timber pergola walkway and seating area.		
Cllr Goldsmith presented this application saying that there are 12 car parking spaces, two of which were used by the incumbents and the remainder by guests. Cllr Goldsmith reported that cars often became stuck in the car park due to the layout and narrow exit. Six dining pods have now been installed in this area instead. Cllr Goldsmith reported that no objections have been made to this application on the grounds of noise. Cllr Anstey commented that Bridge Street would now be safer due to cars no longer turning into and out of the car park. Cllr Goldsmith reported that some people now park along Bridge Street instead.		
Cllr Goldsmith proposed and it was seconded by Cllr Paton and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, because it is a better use of the premises and makes Bridge Street safer due to cars no longer turning into and out of the car park of the George Inn. All in favour.		

22/10106	9 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP	England
Ground floor re-modelling and rear extension; creation of new first floor including lifting of the existing ridge		
Cllr Anstey presented this application. He reported that neighbouring properties have already extended in a similar way and that there is plenty of space due to the long gardens. The increase in the height of the ridge from 5m to 7m is comparable with neighbouring properties and there are no issues with light or overlooking.		
Cllr Anstey proposed and it was seconded by Cllr Mouland and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR3, as there is no adverse effect on the street scene or amenities. All in favour.		

22/10107	FOREST VIEW, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NE	Ms. Williams
Two storey side extension and replacement of conservatory with tiled roof and skylights		
Cllr Hale presented this application. He reported that the house is small and the proposed extension large; possibly greater than a 30% increase on the overall property size.		
Cllr Paton proposed and it was seconded by Cllr Mouland and therefore <b>RESOLVED</b> to recommend PERMISSION under PAR1, but would accept the decision reached by the District Council's Officers under their delegated powers. Concern was raised that the proposed extension may increase the overall property size by more than 30% although this won't affect any other properties in the area. All in favour.		

## 7. To consider new Tree Works Applications

Members considered the following applications.

**Case Ref:** TPO/22/0055  
**Proposed Works:** 1x Wellingtonia - Prune  
 1x Laurel Hedge - Prune  
**Site Address:** West Grove House, 6 Westgrove, Fordingbridge, SP6 1LS

**Case Ref:** CONS/22/0060  
**Proposed Works:** Cedar x 1 - Prune; Limes x 10 - Prune;  
**Site Address:** Bickton House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

**Case Ref:** TPO/22/0075  
**Proposed Works:** Willow x 2 Prune  
**Site Address:** Timbermill Court, Fordingbridge, SP6 1RG

## 8. To consider any Licensing Act 2003 applications

No licensing applications.

## 9. To consider endorsing a document regarding the Public Realm in Fordingbridge

Councillors considered the document that Cllr Wilson had written. Cllr Jackson reported that a lot of issues are dealt with and a lot of good points raised in the document.

Cllr Jackson proposed and it was seconded by Cllr Paton and therefore **RESOLVED:** to endorse the document regarding the Public Realm in Fordingbridge. All in favour.

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

A strategic sites update has been received – see appendix.

Cllr Hale received an email from a resident of Burgate regarding site 18, raising concerns that the applications are being dealt with piecemeal and the drainage may be insufficient for the site. Cllr Paton responded that neither Fordingbridge Town Council nor the NFDC Case Officer were looking at the applications in this way. She reported that the phosphate issue would be causing problems for a while yet.

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

Cllr Jackson attended the Alderholt Parish Council meeting last Saturday asking Alderholt residents for their views on the future development of Alderholt before drafting their Neighbourhood Plan. He reported that Alderholt Parish Council wish to liaise more closely with Fordingbridge Town Council regarding future development of the area and to discuss cross-boundary issues. Cllr Paton recommended that this information be highlighted to the NFDC Head of Planning.

Cllr Lewendon reported that Penny Farthing Homes have placed a long temporary plastic pavement on the western verge of Whitsbury Road, south from the SANG gate to where the pavement begins just before the junction with Parsonage Park Drive. He said that vehicles parking on this structure are causing damage and asked that a request be shared on Facebook asking the public not to park on it.

Cllr Paton reported that Cllr Wilson, the Clerk and she had attended a site visit to Augustus Park with Claire Upton Brown, Head of Planning at NFDC, and Ian Rayner, Development Management Team Leader at NFDC. FTC has raised issues regarding this development with NFDC. The path by the Junior School was not included in the plans for the developers to upgrade and the inference was that Fordingbridge Town Council would pay for the upgrade instead. Cllr Paton thought it a nonsense that 10 parking spaces had been included in the development for parents to drop off their children for school, but there was no decent path for the children to walk to school. Cllr Paton reported that more NFDC officers are being assigned to follow up on Strategic Sites to ensure the planning conditions are adhered to. However, section 106 monies would be used to fund these extra officers.

Cllr Paton reported that delegated powers have been given today to the NFDC Head of Planning to approve the Tinkers Cross application 20/11469, once the phosphates issues have been resolved.

Several councillors reported technical problems when trying to join the NFDC CIL Teams meeting on 21<sup>st</sup> January. Cllr Jackson attended the meeting and reported that the 15% CIL that FTC would be entitled to is capped at £100 per property up to 3000 houses i.e. a maximum of £300k. He recommended that FTC draw up some proposals for NFDC to spend their section of the CIL funding on.

Cllr Paton reported on the transport meeting held on 17<sup>th</sup> January with HCC and NFDC, the PowerPoint presentation for which has since been circulated to members. She said that comments and suggestions should be fed back to HCC via the Clerk. Cllr Lewendon recommended that a traffic survey be conducted and that school children be included in the figures for commuting.

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

The meeting closed at 21.01pm.

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

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

A lot of the site had muddy roads. This is probably because the contractor is beginning to pull the welfare units, materials and equipment off site. Having said that, the roads do need more cleaning. I have updated the Planner as he has been dealing with this issue on behalf of residents.

There are a lot of highways works being carried out across the site as the road gullies are being raised ready for the final road surfacing to be laid.

The temporary car parking area at the Northern end, adjoining the site, has been cleared of the majority of the equipment and materials. The temporary grasscrete parking surface has also been removed from half of the area.

The spoil removal from the Northern end, adjoining the site, is still ongoing.

Works to install the gabion baskets to cover the ends of the drainage pipes in the swale and the swale construction in certain areas of the linear SANG are still due to be completed.

The playground is open. The play surfacing work has been completed. The hard stand edging at the play area gate entrance will be completed at the same time as the adjoining new footpath construction.

The maintenance parking area and widened maintenance access into the Western SANG has not commenced yet.

Some of the remedial planting has been undertaken, but more is due to go in. This needs to be completed within this planting season, before the end of March.

Plots 1 and 2 are not yet occupied. The landscape contractor is currently planting up this area. Plot 119 is now occupied, the remaining Plots to be occupied are 121, 129 and 130. External and landscaping works are still being completed on these plots.




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






### FORD1 – Occupation Status – 27<sup>th</sup> January 2022



#### Occupation Status

-  Not commenced construction
-  Under construction
-  For Sale

-  Reserved
-  Exchanged
-  Occupied/Completed