

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 8<sup>th</sup> June 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, Perkins,  
White and Wilson

**In attendance:** Paul Goddard, Town Clerk  
Rachel Edwards, Asst Town Clerk  
Applicant for planning application 22/10623  
3 members of the public

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

Apologies were received from Cllrs Adams and Perkins. Also, from Cllr Bellows (NFDC).

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

No declarations of interest.

#### **3. To elect a vice chair**

Cllr Paton proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED:** that Cllr Lewendon be elected vice chair of the Planning Committee. All in favour.

#### **4. To confirm the minutes of the meeting held on 11<sup>th</sup> May 2022 and report any matters arising**

Cllr Goldsmith proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 11<sup>th</sup> May 2022 be signed as a true record. All in favour.

No matters arising.

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

Two members of public asked the Council for their thoughts on the building of two or three new residential dwellings in a field one of them owns between Marl Lane and Normandy Way. They proposed leaving a corridor of open space between the new properties and the existing houses along Normandy Way to avoid overlooking. Councillors thought that access to the site along Marl Lane could be an issue. They also advised that at one time this land would have been part of the strategic gap area not to be built on. However, they couldn't say whether an application would be feasible and recommended seeking pre-app advice from NFDC.

*[Two members of public left the meeting.]*

A third member of public thanked the Council for all they did towards the Queen's Jubilee Party in the Park at Fordingbridge Rec last Thursday. He then spoke about the results of the recent traffic survey on the High Street, which reported an average of 10,000 daily vehicle movements. He said that if the Council would support a "20 is Plenty" motion to reduce the speed limit in the High Street from 30mph to 20mph, then he would be prepared to fund the next stage of the traffic survey. Cllr Paton reported that the Council had already voted to support the "20 is Plenty" motion at the General Council meeting held on 2<sup>nd</sup> March 2022.

*[The third member of public left the meeting.]*

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

### **Application 22/10245**

SITE: 27 HIGH STREET, FORDINGBRIDGE SP6 1AT  
DESCRIPTION: Use of upper floors to 1 no. 2 bedroom flat and 1 no. studio flat;  
ground floor alterations to install new front door to provide access to  
the upper floors (Prior Approval Application)  
DECISION: Prior Approval approved

### **Application 22/10407**

SITE: 11 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ  
DESCRIPTION: Single-storey extension  
DECISION: Granted Subject to Conditions

### **Application 22/10269**

SITE: RED POLL BARN, SOUTHAMPTON ROAD, EAST MILLS,  
FORDINGBRIDGE SP6 2JP  
DESCRIPTION: Retention of garage  
DECISION: Granted

### **Application 22/10460**

SITE: 14 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF  
DESCRIPTION: Single-storey detached carport /garage  
DECISION: Granted Subject to Conditions

### **Application 22/10532**

SITE: HIGHFIELD FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX  
DESCRIPTION: New barn; removal of pole barn and stables (Agricultural Prior  
Notification)  
DECISION: Details not required to be approved

### **Application 22/10265**

SITE: 49A SALISBURY ROAD, FORDINGBRIDGE SP6 1EH  
DESCRIPTION: Single-storey extension; existing garage roof altered  
DECISION: Granted Subject to Conditions

### **Application 22/10644**

SITE: 16 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ  
DESCRIPTION: Proposed rear extension to existing dwelling (Lawful Development  
Certificate that permission is not required for proposal)  
DECISION: Was Lawful

### **Appeal Decisions**

No appeal decisions.

**Tree Work Decisions**

**Application TPO/22/0186**

SITE: PEMBRIDGE HOUSE, SALISBURY ROAD, SP6 1QT  
 PROPOSED WORKS: T1 - remove epicormic growth and deadwood  
 T2 - Remove low epicormic branches growing towards parking spaces  
 T3 - Reduce branches up to 3ft to clear phone wire and branches back from roofline up to 6ft  
 T4 - Remove epicormic growth; reduce branches up to 3ft from telegraph pole  
 REASON FOR WORK: T2 – To clear phone wire and parking spaces  
 T3 – To clear phone lines and roofline  
 T4 – To clear the carriageway  
 DECISION: Grant

**7. To consider new Planning Applications**

22/10623	THE SALVATION ARMY, ROUNDHILL, FORDINGBRIDGE SP6 1AQ	The Salvation Army - The Salvation Army
Glazed shelter (Retrospective)		
Cllr Paton reported that temporary permission had been granted in October 2016.		
Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the shelter is well used by the community.		
<i>[The applicant left the meeting.]</i>		

22/10148	2 Park Road, Fordingbridge SP6 1EQ	Northshore Companies Ltd - Northshore Companies Ltd
4 detached dwellings with associated garages/parking and landscaping		
Cllr Anstey presented this amended application which (despite the title not having been amended) is now for two pairs of semi-detached dwellings with associated garages/parking and landscaping. FTC had recommended refusal on the original application in March as they considered it to be an overdevelopment of the site and thought the application would further increase the problems with parking along Park Road.		
Councillors noted that the properties were still the same size as in the original application, albeit in slightly different locations, and the number of occupiers and vehicles would be unchanged. It was noted that the exits onto Park Road have been reduced in number but enlarged in size. Councillors were concerned that the plans for tandem parking would lead to unnecessary extra vehicle movements on Park Road. Also, that it could also lead to additional vehicles parked on the street as it may be easier than using the allocated tandem parking spaces.		
Cllr Wilson reported that the Town Design Statement stated that back-garden in-filling in Salisbury Road, Park Road, Alexandra Road and Whitsbury Road should be resisted. Such developments would have an adverse impact on the character of the original street pattern, reduce car parking capacity due to access roads, and destroy valuable wild-life habitat in large gardens and large trees which enhance the views from existing properties.		
Councillors thought that 2 detached dwellings with side-by-side parking would be preferable for this site and agreed that their reasons for refusal on the original application (overdevelopment and parking problems) had not been addressed in the amended application.		

Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend REFUSAL under PAR4 as it is an overdevelopment of the site and would cause issues with parking due to the additional number of vehicles associated with this application, the plans for tandem parking and the already busy parked roads. All in favour.

22/10518	25 SALISBURY STREET, FORDINGBRIDGE SP6 1AB	Mr Lawrence - Smart Homes Southampton Ltd
Creation of 1x 1 bed flat & 1x studio flat above commercial, business & service premises		
Cllr Lewendon presented this application. He reported that there is already one flat with a separate entrance but that this flat has not been used for some time. The plan is to convert the existing flat into a 1-bed flat on the first floor and a studio flat on the second floor. There is no allocated parking but an area to the rear of the premises to park bicycles.		
Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PERMISSION under PAR3 as there are no adverse effects on residents and it is a good use of the property.		

22/10291	ROSEMARY COTTAGE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1LZ	Mr Forknall
Roof repairs over the front stair and landing relating to an ineffectual ridge beam and distorted/leaning front dormer window; the area over the rear left hip; tying-in the front and rear elevations, and attempt to restore the cross-frame tie beams have been cut (Application for Listed Building Consent)		
Cllr Hale reported that key areas of repairs are urgently needed to this listed building; the ridge is rotted away and additional rafters are needed.		
Cllr Lewendon proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as this is necessary work to stop the cottage falling down. All in favour.		

22/10603	UNIT 4, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD, FORDINGBRIDGE SP6 1NQ	Smith - D R Smith Properties Ltd
2no post mounted non-illuminated boards (Application for Advertisement Consent)		
Cllr Wilson proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as this sign does not obscure other signs.		

22/10644	16 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ	Mr & Mrs Gurd
Proposed rear extension to existing dwelling (Lawful Development Certificate that permission is not required for proposal)		
FOR INFORMATION ONLY		

22/10532	HIGHFIELD FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX	Mr Egford
New barn; removal of pole barn and stables (Agricultural Prior Notification)		
FOR INFORMATION ONLY		

## 8. To consider new Tree Works Applications

Members considered the following applications.

**Case Ref:** CONS/22/0266  
**Proposed Works:** Yew x 1 Fell  
**Site Address:** 71d High Street, Fordingbridge, SP6 1AS  
**Reason for Work:** In recent storms there have been multiple stems that have broken, the tree is also over multiple buildings which would sustain damage should anymore branches fail. The tree does not provide any amenity value and the tree has outgrown its intended size.

**Case Ref:** CONS/22/0290  
**Proposed Works:** Ash x 1 Fell  
**Site Address:** 16 Salisbury Street, Fordingbridge, SP6 1AF  
**Reason for Work:** Tree is becoming over-dominant for it's surroundings and the high-target area underneath. With it being a Fraxinus, concerns are raised over its longevity. If it were to become diseased with Ash die-back and therefore become unclimbable, removal with different methods would be near impossible due to its location and surroundings.

**Case Ref:** TPO/22/0273  
**Proposed Works:** Ash x 2 - Fell  
Ash x 1 - Reduce  
**Site Address:** Avon Lodge, Southampton Road, Fordingbridge, SP6 1AP  
**Reason for Work:** Suffering from Ash dieback  
Ganoderma applanatum at base - within falling distance of the road

Cllr Lewendon reported that application CONS/22/0266 concerned an ancient yew tree damaged by bad weather. He asked that a tree expert carry out an inspection on this tree before any decision is made, saying that old trees need a decent report before carrying out work.

**Action: Clerk to request a tree inspection from NFDC**

## 9. To consider any Licensing Act 2003 applications

No licensing applications.

## 10. To note any items of correspondence

### Strategic sites update

A strategic sites update has been received – please see appendix.

Cllr Wilson reported that a letter from Pennyfarthing Homes to NFDC, dated 25<sup>th</sup> May, in respect of the future maintenance and management of ANRG and public open spaces, has still not been uploaded to the NFDC website, despite being a public document.

**Action: Clerk to raise this with NFDC**

Cllr Lewendon queried why the new foul sewerage pipeline is to be installed on the line of FP83 between the site and the northern edge of Augustus Park, rather than under adjacent land (site 18). The work is scheduled for late summer or early autumn and it is understood that FP83 will need to be temporarily closed or diverted while the work takes place. Cllr Lewendon reported that FP83 is part of the Avon Valley Path and many people walk this route.

**Action: Clerk to query proposed location of sewer with NFDC**

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

Nothing further to report.

**12. To note the date of the next meeting as Wednesday 13<sup>th</sup> July 2022**

The meeting closed at 20.18pm.

**APPENDIX**  
**Strategic Sites Update (June 2022)**

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

The Planner, Open Spaces Officer and I, carried out an interim site inspection recently. The new highway footpath along Whitsbury Road, adjoining the entrance to the site, was continuing construction last week. This is being overseen by Hampshire County Council, using their contractor. Traffic controls will be in place whilst this work is being undertaken. The hard landscaping adjoining the school drop off parking area has been completed. However, the landscaping strips within this area have not been planted up as per the agreed details. This is required to be carried out, along with some further planting in the play area pits.

Further planting is also required to the Eastern sides/edges of the bio-retention pond and meadow seed is due to be sown in the area around the top of the Eastern side of the pond.

The required remediation works have been carried out to the headwalls in the swale running through the Eastern SANG.

The Developer has stated that they have undertaken the soil rip in both directions on the allotments and chain harrowed the entire surface. Seeding to the grass footpaths has been undertaken and they have received the topsoil contamination test results. These have come back as clean and inert. However, there is a large number of stones on the surface of the soil. More than is considered to be acceptable, and the Planner has written to the Developer requesting that this is rectified.

We have received queries about the central square area, located where the welfare units and offices used to be. This area is not completed yet. It has had a soil rip and more planting is due. There is a pathway due to be constructed through the middle, as per the agreed details. The Planner has outlined everything that is required to be carried out to the Developer, for them to action.

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

FORD1 – Occupation Status – 1<sup>st</sup> June 2022



**Occupation Status**

- Not commenced construction
- Under construction
- For Sale

- Reserved
- Exchanged
- Occupied/Completed