

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th May 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, Perkins and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
2 Trustees from Avonway Community Centre
A representative from Stepping Stones Pre-School
Neighbour of planning application 22/10437
The applicants for planning application 22/10460

1. To elect a chair

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

2. To elect a vice chair

Members agreed to ask Cllr Lewendon if he'd be willing to stand again as vice chair.

3. To receive any apologies for absence

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

4. To receive any Declarations of Interest

Cllr Adams declared an interest in planning application 22/10437 as the applicant is a trade customer.

5. To confirm the minutes of the meeting held on 13th April 2022 and report any matters arising

Cllr Wilson proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: that the minutes of the meeting held on the 13th April 2022 be signed as a true record. All in favour.

No matters arising.

6. To confirm the minutes of the extraordinary meeting held on 27th April 2022 and report any matters arising

Cllr Goldsmith proposed and it was seconded by Cllr Anstey and therefore **RESOLVED**: that the minutes of the extraordinary meeting held on the 27th April 2022 be signed as a true record. All in favour.

No matters arising.

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

No matters raised.

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

[Cllr Perkins entered the meeting during this agenda item.]

Application 22/10189

SITE: 12B VICTORIA ROAD, FORDINGBRIDGE SP6 1DD
DESCRIPTION: Rear conservatory
DECISION: Granted Subject to Conditions

Application 20/10719

SITE: PLOT B, LAND OF THE INGLE, FRYERN COURT ROAD,
BURGATE, FORDINGBRIDGE SP6 1NG (NB: SUBJECT TO
UNILATERAL UNDERTAKING)
DESCRIPTION: New detached dwelling
DECISION: Granted Subject to Conditions

Application 20/10228

SITE: Land at BURGATE ACRES, SALISBURY ROAD, BURGATE,
FORDINGBRIDGE SP6 1LX (NB: SUBJECT TO LEGAL
AGREEMENT)
DESCRIPTION: Construction of 63 dwellings, creation of new access, parking,
landscaping, open space and associated works, following demolition
of existing buildings
DECISION: Granted Subject to Conditions

Application 22/10231

SITE: 168 STATION ROAD, FORDINGBRIDGE SP6 1DS
DESCRIPTION: Bi-fold doors to existing adjoining annexe
DECISION: Granted Subject to Conditions

Application 21/11124

SITE: PLOT A, LAND OF THE INGLE, FRYERN COURT ROAD,
BURGATE, FORDINGBRIDGE SP6 1NG (NB: SUBJECT TO
UNILATERAL UNDERTAKING)
DESCRIPTION: Detached house; associated parking and landscaping at (plot A)
DECISION: Granted Subject to Conditions

Application 20/10522

SITE: LAND NORTH OF, STATION ROAD, FORDINGBRIDGE SP6 1JW
DESCRIPTION: Development of 240 dwellings, a new access off Station Road,
10.7ha of public open space (SANG, formal open space and informal
open space), associated private amenity space, off-street car parking
and access roads." (Outline Application with details only of Access)
DECISION: Withdrawn by Applicant

Application 22/10170

SITE: 1 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD
DESCRIPTION: Use of garden outbuilding as dog grooming facility
DECISION: Grant Temporary Permission

Application 22/10149

SITE: 87 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB
DESCRIPTION: Loft conversion and rear extension
DECISION: Granted Subject to Conditions

Appeal Decisions

No appeal decisions.

Tree Work Decisions

No tree decisions.

9. To consider new Planning Applications

22/10437	28 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF	- Tygwin Limited
Use of an existing building as residential; detached dwellinghouse, with associated parking and landscaping		
<p>Cllr Anstey presented this application for the existing building to be converted into a three-bedroom residential dwelling and for a new detached two-bedroom dwellinghouse to be built.</p> <p>Representations were made to the meeting from a trustee of Avonway Community Centre and also another neighbour, both objecting to the application on the grounds of loss of privacy and loss of light.</p> <p>Cllr Hale proposed and it was seconded by Cllr Perkins and therefore RESOLVED: to recommend REFUSAL under PAR4. The conversion of the existing building will be a loss of employment space in the town. The new build is an overdevelopment of the area and will have a major impact on surrounding properties. All in favour.</p>		
22/10460	14 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF	Mr & Mrs Clare
Single-storey detached carport /garage		
<p>Cllr Hale presented this application.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Adams and therefore RESOLVED: to recommend PERMISSION under PAR3 as there will be no effect on either the neighbours or the tree.</p> <p><i>[The applicants left the meeting]</i></p>		
22/10265	49A SALISBURY ROAD, FORDINGBRIDGE SP6 1EH	Mr Holton
Single-storey extension; existing garage roof altered		
<p>Cllr Paton presented this application.</p> <p>Cllr Earth proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as it will improve the applicant's way of life and there is no impact on the neighbours.</p>		

10. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: TPO/22/0207
Proposed Works: Ash x 1 Fell
Site Address: Woodcroft, 47 Station Road, Fordingbridge, SP6 1JW

11. To consider any Licensing Act 2003 applications

No licensing applications.

12. To consider a response to the draft revised Hyde Village Design Statement

The Clerk reported that the Hyde village design statement has been updated. He outlined the updates and reported that they do not conflict with NPA Planning Policy.

Cllr Paton proposed that Fordingbridge Town Council support the revised Hyde village design statement with no further comment.

13. To note any items of correspondence

Strategic sites update

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

Article 4 Direction - Campsites

Following approval by the National Park Authority at its meeting on 24 March 2022, the non-immediate Article 4 Direction to remove permitted development rights (Schedule 2, Part 4, Class B) for larger and all new temporary campsites has now been confirmed. This Direction will come into effect on 30 September 2022.

Parking Standards

New Forest District Council (outside of the National Park) adopted the Parking Standards Supplementary Planning Document (SPD) on 6 April 2022.

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

Cllr Wilson asked that a meeting be arranged to discuss the ownership of Strategic Site 16.

Action: Clerk to arrange meeting

15. To note the date of the next meeting as Wednesday 8th June 2022

The meeting closed at 20.09pm.

APPENDIX
Strategic Sites Update (May 2022)

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

The new highway footpath along Whitsbury Road, adjoining the entrance to the site, has commenced construction. This is being overseen by Hampshire County Council, using their contractor. Traffic controls will be in place whilst this work is being under taken. The plan to remediate the bio-retention pond has been submitted to NFDC by the Developer, as agreed. The Eastern and Southern sections have been re-profiled and a post and wire fence installed on the steeper sides of the pond to provide a barrier while the new planting is developing. The whole area is looking much better. Meadow seed is due to be sown in the area to the Eastern side of the pond which will add to the biodiversity and create a more natural feel.

The spoil heap in the agricultural land adjoining the Northern end of the site has been reduced in height by reprofiling, and by spreading out the soil in the area available. This has improved the outlook drastically. Wire and post fencing has been installed on either side of the footpath and the level of the footpath has been raised. All as agreed in the recent site meeting. The Planner for this site has stated that this area is now satisfactory. The remedial work to the allotments is being carried out. The contractor has used a 'mole drain' across the area, which puts air back into compacted soil. They were levelling off the area when I visited site, ready to carry out a 'soil rip' in two directions. This is another method of getting air back into the soil ready for the plots and pathways to be marked out and created.

The central square area located where the welfare units and offices used to be is also due to have a soil rip shortly then it can be planted up.

Most of the planting has now been carried out, although there are some trees that are due to be planted at the Northern end of the site.

The school parking places are now completed at the edge of the Eastern SANG and the required grass areas have been seeded.

The gabion baskets have been installed along the swale in the Eastern SANG. The 'made up' areas around these baskets will require seeding.

A section of the swale (ditch), part of the SUDS (Sustainable Drainage System) has had some remediation works carried out. These will be inspected fully once they have been completed.

The Southern play park gate still requires remediation.

There has been a delay with the transfer of the bin emptying contract across to NFDC and the Developer is still currently liable for this. I contacted them yesterday as we have had a complaint about bins not being emptied. They are sending someone to site again to make sure that everything is satisfactory. I will add this back onto my list of checks when I visit site until the transfer occurs.

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

