

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th August 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, Lewendon, Millar and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
1 member of public

1. To receive any apologies for absence

Apologies were received from Cllrs Earth, Jackson, Perkins and White. Also, from Cllr Bellows (NFDC) and the Stepping Stones Pre-school Administrator.

2. To receive any Declarations of Interest

No declarations of interest.

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

Cllr Anstey proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED:** that the minutes of the meeting held on the 13th July 2022 be signed as a true record. No matters arising.

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

No matters raised.

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

Application 22/10234

SITE: PARSONAGE COTTAGE, GREEN LANE, FORDINGBRIDGE SP6 1JT

DESCRIPTION: Single-storey rear and double storey extension; car port

DECISION: Granted Subject to Conditions

Application 22/10726

SITE: THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1EZ

DESCRIPTION: Installation of 130kw of solar Pv panels to the Sarum building (Prior Approval)

DECISION: Prior Approval not required

Application 22/10623

SITE: THE SALVATION ARMY, ROUNDHILL, FORDINGBRIDGE SP6 1AQ

DESCRIPTION: Glazed shelter (Retrospective)

DECISION: Granted Subject to Conditions

Application 22/10769

SITE: Land adj 1 New Cottages, Bickton Lane, Bickton, Fordingbridge SP6 2EZ

DESCRIPTION: Agricultural Building (Agricultural Prior Notification Application)

DECISION: Details not required to be approved

Application 22/10739

SITE: THATCHMANS FARM, FLOOD STREET, BURGATE,
FORDINGBRIDGE SP6 1NB
DESCRIPTION: Change of use from Agricultural to Dwelling (Prior Approval
Application)
DECISION: Prior Approval not required

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Application CONS/22/0290

SITE: 16 SALISBURY STREET, FORDINGBRIDGE, SP6 1AF
PROPOSED WORKS: Ash x 1 Fell
DECISION: Raise No Objections

Application CONS/22/0307

SITE: FOREST GATE, BICKTON LANE, BICKTON,
FORDINGBRIDGE, SP6 2HA
PROPOSED WORKS: 1x Macrocarpa - Fell
1x Box Elder - Prune
1x Cherry - Fell
DECISION: Raise No Objections

6. To consider new Planning Applications

21/10052	Land To West Of, Whitsbury Road, Fordingbridge	Pennyfarthing Homes Limited
Residential development and change of use of land to Alternative Natural Recreational Greenspace and all other necessary on-site infrastructure (Outline planning application all matters reserved except means of access only in relation to a new point of vehicular access into the site)		
This application was deferred to an Extraordinary Planning Meeting on 17 th August 2022 due to the late publication of consultee responses.		

22/10437	28 Shaftesbury Street, Fordingbridge SP6 1JF	- Tygwin Limited
Change of Use to residential and provision of two front dormers to an existing building; Detached dwellinghouse, with associated parking and landscaping (AMENDED REASON TO ADVERTISE)		
Cllr Anstey reported on this application. He said that the changes to the application are minor and that while concerns over natural light have been addressed by the agent, other issues have not. The Conservation Officer recommends refusal and there have been several objections from neighbours. The trustees of Avonway wrote to FTC to say that as the changes to the original plans are minimal in design and scope, the objections that were raised at the previous planning committee meeting both in person, and in writing, are still applicable with absolutely no alteration in their objections to this proposal.		

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend REFUSAL under PAR4 due to the loss of employment space, overdevelopment of the site, parking issues and loss of privacy. All in favour.

[The member of public left the meeting.]

22/10802	27 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES	Mr & Mrs Carter
Two-storey extension to the rear and side of property; dropped kerb		
Cllr Paton reported on this application for a large extension. One neighbour objected on the grounds of loss of privacy and overshadowing but these issues have been addressed in the revised plans being considered.		
Cllr Anstey proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED: to recommend PERMISSION under PAR3 as there are no adverse effects on the street scene or the amenities and the extension will improve the family's life. All in favour.		

22/10833	WHEELWRIGHTS POST, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Ms Frost
Two-storey extension, replacing existing single-storey extension; cladding		
Cllr Wilson reported on this application.		
Cllr Wilson proposed and it was seconded by Cllr Adams and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no adverse effect on the residential amenity of adjacent neighbouring properties, nor on the character and appearance of the area.		

22/10851	5 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, FORDINGBRIDGE SP6 3DA	Mrs Ratcliffe
House refurbishment and extension		
Cllr Hale reported on this application. Countryside Planning have commented that footpath 8a runs eastwards from Midgham Road along a 10ft wide gravel track to the application site and asked that the applicants are made aware of certain requirements. Councillors discussed whether this property is in an urban or countryside area and whether the 30% rule would apply to this property, where any extension must not exceed 30% of the habitable floor space of the house as it was in 1982.		
Cllr Anstey proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no adverse effect on the amenities, the streetscene or the neighbours. However, members queried whether the 30% rule would apply to this property, and if it did, whether the extensions would exceed the allowed 30% of the habitable floor space of the house as it was in 1982.		

22/10819	SALMON LEAP, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr & Mrs Gamble
New first floor rear timber bathroom window; replacement flooring to ground floor dining room (Application for Listed Building Consent)		
Cllr Goldsmith proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the floor needs replacing and the new window will make the room lighter and give it a double aspect.		

7. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: TPO/22/0378
Proposed Works: 1x Ash – Prune. Reduce height and spread by up to 3m to suitable pruning points, wherever possible.
Reason for Works: Due to the presence of Inonotus hispidus. Works are required to reduce the lever force on the unions where the fungal bracket is located and on any of the other branch attachment points.
Site Address: Avon Lodge, Southampton Road, Fordingbridge, SP6 1AP

Case Ref: TPO/22/0362
Proposed Works: 1 off Sycamore tree outside property at Upton Cottage, Green Lane. TPO reference 82/04 previous planning application for crown reduction 08/0211 granted August 2008. This tree now requires crown reduction again.
Reason for Works: Root network has impacted drains/sewers and canopy is now close to property and telephone wires.
Site Address: UPTON COTTAGE, GREEN LANE, FORDINGBRIDGE, SP6 1HT

Case Ref: CONS/22/0373
Proposed Works: 1x White Beam - Prune - Reduce all over back to previous pruning points.
Reason for Works: Tree is close to outgrowing its position.
Site Address: 6 Riverside Place, Fordingbridge, SP6 1RR

8. To consider any Licensing Act 2003 applications

No Licensing Act 2003 applications.

9. To consider arranging a meeting with Penny Farthing Homes

The Clerk proposed arranging a meeting between Penny Farthing Homes, the Mayor, the Town Clerk and the Chairs of the Planning Committee, Amenities Committee and Neighbourhood Plan Steering Group.

Members discussed open spaces and the fact that NFDC wish to pass on all open spaces in the new developments, including play areas and green spaces, to private management companies, rather than to the Town Council. Cllr Wilson will ask NFDC whether a preferred hierarchy for adoption of open spaces has been published.

Cllr Lewendon reported that the Tinkers Cross site should have had the surface replaced after the archaeological dig was complete. Cllr Wilson asked about a soil management plan for the site.

Cllr Wilson said that members need to discuss the local businessman's offer to meet the cost of the fees for a speed limit reduction in Fordingbridge to 20mph (as reported to General Council on 3rd August 2022). Hampshire County Council is currently seeking the views of residents regarding 20 mph limits within Hampshire. The findings from the survey, together with data about use of the highway, speed enforcement, road safety and environmental impacts will help shape future policy relating to 20mph speed limits in Hampshire and, in turn, future decision-making around 20mph speed limits. Cllr Paton said that if HCC are already considering a 20mph limit then it would be a waste for the local businessman to spend their own funds investigating this.

Action: Clerk to speak to HCC regarding a proposed 20mph limit

10. To note any items of correspondence

Strategic Sites

A strategic sites update has been received – see appendix.

Adoption of the revised Hyde Village Design Statement SPD – New Forest National Park Authority

The New Forest National Park Authority adopted the revised Hyde Village Design Statement Supplementary Planning Document (SPD) on 14 July 2022. The revised Village Design Statement provides advice to protect and preserve the character of Hyde parish in the north west of the New Forest. It is applicable across the area of Hyde parish within the New Forest National Park. It conforms with, and supplements, the adopted New Forest National Park Local Plan (2019) and the National Park Design Guide SPD (2022). It is a material consideration in assessing planning applications within the part of the parish of Hyde within the National Park and replaces the previous Hyde Village Design Statement SPD (2012) in full.

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

The Clerk reported that the Recreation Ground paddling pool currently needs emptying, cleaning and refilling every two days due to the high level of use it is getting. As the country is suffering under drought conditions and the emptying and refilling of the pool uses a lot of water, he asked whether members wished to continue to keep the paddling pool open. Members said it is a good facility for the community and should be kept open.

Cllr Wilson asked the Clerk to again raise concerns with NFDC about the quality of the soil at the new allotments.

Action: Clerk to raise concerns about the soil at the new allotments

12. To note the date of the next meeting as an extraordinary meeting to be held on Wednesday 17th August 2022

The meeting closed at 20.43pm.

APPENDIX

Strategic Sites Update (August 2022)

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

Developer: Pennyfarthing Homes

A tree inspection across the whole site has recently been carried out, involving our Tree Officer, to assess which trees require replacement or monitoring. The remedial planting plans have been passed to the Developer for their attention and remediation. Any trees that have failed are going to be planted during the next planting season from October.

The pathway across the Central Park area is being constructed and the soft landscaping/shaping of the area is being carried out. The planting and seeding will be carried out after this has been completed. As we have had a very dry period of weather the aim is to plant the smaller plants and grass seed in September (grass seeding season) with the trees being planted from October in the planting season.

The allotments are progressing. An initial site inspection of the allotments has been carried out involving Fordingbridge Town Council and our Open Spaces Officer. Liaison regarding the allotments are ongoing currently.

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

FORD1 – Occupation Status – 1st August 2022



Occupation Status

- | | |
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|  Not commenced construction |  Reserved |
|  Under construction |  Exchanged |
|  For Sale |  Occupied/Completed |