

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th July 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, Millar,
White and Wilson

In attendance: Rachel Edwards, Asst Town Clerk
Martine Coatham, RFO
Applicant for planning application 22/10742
2 neighbours of planning application 22/10780

1. To receive any apologies for absence

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

2. To receive any Declarations of Interest

Cllr Adams declared an interest in application 22/10742 – 2 The Shambles as he is a near neighbour. He said he would stay in the meeting during this agenda item but not speak or vote.

Cllr Millar declared an interest in application 22/10726 – The Burgate School as he is a trustee of Burgate School. He said he would stay in the meeting during this agenda item but not speak or vote.

3. To confirm the minutes of the meeting held on 8th June 2022 and report any matters arising

Cllr Paton reported that there is a mistake in the minutes of the meeting held on the 8th June 2022. Cllrs Adams and Perkins should not have been recorded as being present at the meeting as they did not attend. Cllr White proposed and it was seconded by Cllr Earth and therefore **RESOLVED:** that the minutes of the meeting held on the 8th June 2022 be amended as above and signed as a true record. All in favour.

Matters arising

Agenda item 8 – A site visit/inspection was carried out in relation to the notification to fell the Yew tree at 71d High Street, Fordingbridge. The Yew in question would not be classed as an ancient tree; however, it is fairly old and although not prominent in the street scene is a nice feature in the locality. The branch failures within the crown would not necessitate the complete removal of the tree and with this in mind the Tree Surgeon was asked whether they would consider amending the proposal to a crown reduction instead. The tree surgeon agreed, and the tree will be retained and the crown reshaped/rebalanced. The yew is close to the adjacent building so the crown reduction work would help alleviate any impacts and the tree, being in fairly good condition, will tolerate this.

Agenda item 10 – The proposed location of the sewer under FP83 was raised with NFDC, with the following response.

The pipe needs to extend along the whole length of the Metis Homes frontage and then further on until it reaches the northern edge of Augustus Park so the only land available to do that job was under the public footpath unfortunately. I don't anticipate the path will be closed for long, but it will be the case that its re-instatement will coincide with its widening and improvement in line with our aspiration of this path being improved all the way from Salisbury Road to Tinkers Cross.

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 22/10603

SITE: UNIT 4, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD,
FORDINGBRIDGE SP6 1NQ
DESCRIPTION: 2no post mounted non-illuminated boards (Application for
Advertisement Consent)
DECISION: Granted (Advert)

Application 22/10103

SITE: Ringwood & Fordingbridge Skip Hire, Courtwood Farm, Court Hill,
Sandleheath SP6 1QD
DESCRIPTION: 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
DECISION: Granted

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Application TPO/22/0207

SITE: WOODCROFT, 47 STATION ROAD, FORINGBRIDGE, SP6 1JW
PROPOSED WORKS: T1 Ash - Fell
REASON FOR WORK: It is showing signs of ash die back and given the proximity of the
neighbouring properties the owner would like to be proactive and
have the tree removed while it is still climbable.
DECISION: Grant

Application TPO/22/0273

SITE: AVON LODGE, SOUTHAMPTON ROAD, FORDINGBRIDGE,
SP6 1AP
PROPOSED WORKS: G3 - Reduce by up to 5m
G4 - Ash x 2 - Fell
REASON FOR WORK: G3 - Ganoderma applanatum at base - within falling distance of
the road
G4 – Suffering from Ash dieback
DECISION: Grant

Application CONS/22/0266

SITE: 71D HIGH STREET, FORDINGBRIDGE, SP6 1AS
DECISION: Raise No Objections

Members noted that the decision to Raise No Objections to CONS/22/0266 referred to the amended application to reduce rather than to fell the yew tree.

6. To consider new Planning Applications

22/10742	2 THE SHAMBLES, 20 SALISBURY STREET, FORDINGBRIDGE SP6 1AF	Miss Sheard
Single-storey side extension		
<p>Cllr White reported on this application.</p> <p>Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is a nice looking extension and has no impact on anyone else. 10 in favour, 1 abstention (Cllr Adams).</p> <p><i>[The applicant left the meeting.]</i></p>		
22/10780	37 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD	Stafford
Two-storey side extension with part first floor extension over existing linked garage; single-storey rear extension		
<p>Cllr Hale reported on this application. He said the house is lower than no. 36 and set further back. The application is for a large extension but will not be visible from the front. He observed that if no. 36 also extend, then the two properties will join.</p> <p>The neighbours queried at the meeting whether the boundary line is in the correct location on the plans. They said they had no objections to the planning application.</p> <p>Cllr White proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application is for additional home improvements to a current dwelling. All in favour.</p> <p><i>[The neighbours left the meeting.]</i></p>		
22/10685	UNIT 4, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD, FORDINGBRIDGE SP6 1NQ	D R Smith Properties Ltd - D R Smith Properties Ltd
Two storage containers and four chiller units (part retrospective)		
<p>Cllr Jackson reported on this application. Councillors were concerned that if permanent permission was granted then if the business closed the containers may yet remain. Also, that permanent permission for containers could be more easily be converted to permission for buildings instead.</p> <p>Cllr Wilson proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 with the condition that the permission given is temporary (rather than permanent). All in favour.</p>		
22/10726	The Burgate School, Salisbury Road, Burgate, Fordingbridge SP6 1EZ	The Burgate School
Installation of 130kw of solar Pv panels to the Sarum building (Prior Approval)		
<p>Cllr Goldsmith reported on this application and said that the school is hoping to have the work done by the end of the summer. Councillors decided not to comment on this prior approval application.</p>		

22/10739	Thatchmans Farm, Flood Street, Burgate, Fordingbridge SP6 1NB	Mr & Mrs Wyatt - Thatchmans Farm
Use of agricultural barn as dwelling (Prior Approval Application)		
Cllr Paton reported on this application. Councillors decided not to comment on this prior approval application.		
22/10769	Land adj 1 New Cottages, Bickton Lane, Bickton, Fordingbridge SP6 2EZ	Jerry Davies Planning Consultancy
Agricultural Building (Agricultural Prior Notification Application)		
FOR INFORMATION ONLY		
21/10068	KINGFISHER COTTAGE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr Pritchard
Use of existing leisure building as annex to main dwelling; windows to south elevation		
Councillors had no evidence to support or deny the appeal and so decided not to comment.		

7. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: CONS/22/0307
Proposed Works: 1x Macrocarpa - Fell
 1x Box Elder - Prune
 1x Cherry - Fell
Site Address: Forest Gate, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

Case Ref: CONS/22/0361
Proposed Works: Willow x 1 Reduce
Site Address: 6 Mill Court, Fordingbridge, SP6 1JQ

Case Ref: TPO/22/0362
Proposed Works: 1x Sycamore - Prune
Site Address: Upton Cottage, Green Lane, Fordingbridge, SP6 1HT

8. To consider any Licensing Act 2003 applications

The following licensing application was received. Members noted that this event has already taken place.

Our Ref:	TEN 9889 / LICTE/22/12674 - SH
Date:	16 June 2022
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	28/06/2022 18:30:00 to 28/06/2022 20:30:00
Premise Address:	Burgate School and Sixth Form Centre Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Sandi Robertson
Event Details:	School Grounds - Student Exhibition and performances Sale of alcohol (on) 28th June 2022 18:30hrs to 20:30hrs 400 persons

9. To note any items of correspondence

Land at Burgate Acres

The developer of the Land at Burgate Acres, Salisbury Road, Burgate, SP6 1LX (63 properties) would like to name the new access roads Kingfisher Drive (Street 1), Grebe Place (Street 2) and Mallard Close (Street 3). Members had no objections to these names.

Air Quality

New Forest District Council (outside of the National Park) adopted the Air Quality in New Development Supplementary Planning Document (SPD) on 1 June 2022.

Strategic sites update

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

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

Cllr Lewendon reported that the stream between Burgate and Folds Farm is polluted and said he was concerned about the increase in phosphates once the new developments are built. Cllr Wilson reported that a project downstream of Fordingbridge is being considered to mitigate the phosphates issues.

Cllr Wilson reported that Metis Homes have presented the EMMP (Ecological Mitigation and Management Plan) and the BNG (Biodiversity Net Gain) Plan. She said that despite neither of the plans having yet been approved by the NFDC Ecologist, Metis Homes have made an application for the discharge of conditions 11 and 12. They have commenced some ground works, contrary to the conditions of the permission granted. Cllr Wilson raised concerns that the EMMP is inadequate and does not mention any precautions that Metis Homes need to take as regards species which might be using the buildings that are to be demolished. She is concerned that the provision of swift bricks in the new buildings is insufficient and stated that by law every new building needs to be fitted with a swift brick; Metis Homes have only fitted one swift brick in every ten buildings.

Action: Clerk to raise concerns with NFDC Case Officer

Cllr Lewendon reported that the archaeological dig at Tinkers Cross has left great piles of earth and likened it to a WW1 battlefield. He queried whether this ground would be reinstated. Cllr Paton said that permission has been granted to start building but not to sell or occupy the new dwellings.

Cllr Lewendon reported that a temporary route to the Site 18 Penny Farthing Homes development is likely to go across the land owned by a private developer, to the west of the A338.

11. To note the date of the next meeting as Wednesday 10th August 2022

The meeting closed at 20.20pm.

APPENDIX
Strategic Sites Update (July 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 is now complete and the road works have been removed.

I phoned the Developer after my last site visit to request landscaping maintenance along the boardwalk in the Western SANG, as vegetation is impeding access. They said they would get it remedied as soon as possible. I was pleased to see yesterday that this had been carried out as promised.

The rest of the SANG will be cut as per the agreed maintenance procedure.

We have had a complaint about hemlock growing in the Western SANG at Augustus Park.

The landscaping contractor has checked the site and it is, in fact, Cow Parsley. The Developer has been checking the site for Hemlock on a regular basis since the SANG opened, as part of their maintenance procedure. If any is ever found, it will be dealt with.

The Planner has written to the Developer to chase the remaining outstanding works (mentioned in the last report) due on site. We have had a response from the Developer, with timescales given, which we will use for monitoring purposes. The land will not transfer until it has been completed to a satisfactory condition. Some minor issues may be dealt with by paying monies for the works to be carried out by NFDC or a trusted contractor. Some landscaping features are still due to be installed in the Central Park area (where the site office and welfare units were previously). Both hard and soft landscaping. I noted yesterday that the Developer had commenced construction of the pathway that goes across this area. Other landscaping features and planting will be carried out once this is in situ.

The Developer is continuing works on the allotments to get them ready for transfer.




A tree inspection will be carried out in the short term to identify any failed trees that require replacement, or any that require monitoring. This information will be passed on to the Developer for remediation during the next planting season, or remediation monies may be included as part of the transfer.




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

FORD1 – Occupation Status – 1st July 2022



Occupation Status

-  Not commenced construction
-  Under construction
-  For Sale

-  Reserved
-  Exchanged
-  Occupied/Completed