

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th October 2022 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Anstey, Earth, Hale, Goldsmith, Jackson, Lewendon, Millar, Perkins and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk

1. To receive any apologies for absence

Apologies were received from Cllrs Adams and White.

2. To receive any Declarations of Interest

Cllr Millar declared an interest in planning application 22/11022 as a Trustee of Burgate School. He said he would stay in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 10th August 2022 and report any matters arising

Cllr Goldsmith proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 10th August 2022 be signed as a true record. No matters arising.

[Cllr Perkins entered the meeting.]

4. To confirm the minutes of the extraordinary meeting held on 17th August 2022 and report any matters arising

Cllr Earth proposed and it was seconded by Cllr Jackson and therefore **RESOLVED:** that the minutes of the meeting held on the 17th August 2022 be signed as a true record. No matters arising.

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

No matters raised.

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

Application 22/10685

SITE: UNIT 4, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD,
FORDINGBRIDGE SP6 1NQ

DESCRIPTION: Two storage containers and four chiller units (part retrospective)

DECISION: Granted Subject to Conditions

Application 22/10742

SITE: 2 THE SHAMBLES, 20 SALISBURY STREET, FORDINGBRIDGE
SP6 1AF

DESCRIPTION: Single-storey side extension

DECISION: Granted Subject to Conditions

Application 22/10780

SITE: 37 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD

DESCRIPTION: Two-storey side extension with part first floor extension over existing linked garage; single-storey rear extension

DECISION: Granted Subject to Conditions

Application 22/10802

SITE: 27 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES

DESCRIPTION: Two-storey rear extension and single storey side extension; dropped kerb

DECISION: Granted Subject to Conditions

Application 22/10518

SITE: 25 SALISBURY STREET, FORDINGBRIDGE SP6 1AB

DESCRIPTION: Creation of 1x 1 bed flat & 1x studio flat above commercial, business & service premises

DECISION: Granted Subject to Conditions

Application 19/11470

SITE: LAND OF 10, WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX (NB: SUBJECT TO LEGAL AGREEMENT)

DESCRIPTION: Single-storey dwelling in the rear garden

DECISION: Granted Subject to Conditions

Application 20/10562

SITE: 1-3 PROVOST STREET, FORDINGBRIDGE SP6 1AY (NB: SUBJECT TO UNILATERAL UNDERTAKING)

DESCRIPTION: Demolition of existing 2No. dwellings & associated outbuildings; 6No. new dwellings with car ports and car parking along with the use of the existing access from Provost Street (AMENDED PLANS)

DECISION: Granted Subject to Conditions

Application 22/10819

SITE: SALMON LEAP, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA

DESCRIPTION: New first floor rear timber bathroom window (Application for Listed Building Consent)

DECISION: Granted Subject to Conditions

Application 22/10851

SITE: 5 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, FORDINGBRIDGE SP6 3DA

DESCRIPTION: House refurbishment and extension

DECISION: Granted Subject to Conditions

Application 22/10833

SITE: WHEELWRIGHTS POST, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX

DESCRIPTION: Two-storey extension, replacing existing single-storey extension; cladding

DECISION: Granted Subject to Conditions

Appeal Decisions

Appeal Ref: APP/B1740/W/22/3295926

APPLICATION REF: 21/11256

SITE: Kingfisher Cottage, Salisbury Road, Burgate, Fordingbridge,
Hampshire SP6 1LX

DESCRIPTION: The development proposed is change of use of an existing leisure
building to holiday let, and windows to south elevation

DECISION: The appeal is dismissed

Tree Work Decisions

Application CONS/22/0361

SITE: 6 MILL COURT, FORDINGBRIDGE, SP6 1JQ

PROPOSED WORKS: Willow x 1 Reduce

DECISION: Raise No Objections

Application TPO/22/0362

SITE: UPTON COTTAGE, GREEN LANE, FORDINGBRIDGE, SP6
1HT

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 WORK: Root network has impacted drains/sewers and canopy is now
close to property and telephone wires.

DECISION: Split Decision

Application TPO/22/0378

SITE: AVON LODGE, SOUTHAMPTON ROAD, FORDINGBRIDGE,
SP6 1AP

PROPOSED WORKS: Reduce height and spread by up to 3m to suitable pruning points,
wherever possible.

REASON FOR WORK: 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.

DECISION: Grant

Application CONS/22/0422

SITE: THE WHITE HOUSE, BICKTON LANE, BICKTON,
FORDINGBRIDGE, SP6 2HA

PROPOSED WORKS: Magnolia x 1 Reduce

DECISION: Raise No Objections

7. To consider an appeal application received on Planning Application 21/10658

21/10658	UNIT 1, 1 BRIDGE STREET, FORDINGBRIDGE SP6 1AH	Hants Developments Ltd
<p>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)</p>		
<p>Cllr Lewendon reported that the original applicants sold the property, with the approvals, to a first-time developer who then carried out the development. Being unaware of the regulations in the UK the developer was informed by his chosen marketing agent that he could not sell the completed properties without clearing the Planning Conditions first. These had not been addressed during the construction, and although the original applicants had agents who handled the original approvals the developer who subsequently purchased the building with the approvals in place did not have agents to manage the development.</p>		
<p>The application was refused for the following reasons.</p>		
<p>Windows</p>		
<p>The uPVC windows with inappropriate details, profile and means of opening have an adverse impact on the character and appearance of this non-designated Heritage Asset.</p>		
<p>European nature conservation sites</p>		
<p>The proposed development would be likely to unacceptably increase recreational pressures and air quality impacts on sensitive European nature conservation sites.</p>		
<p>Phosphates</p>		
<p>Impacts of additional phosphate loading on the River Avon Special Area for Conservation (SAC), the River Avon Special Protection Area (SPA) and the River Avon Ramsar site, having regard to their conservation objectives.</p>		
<p>Flooding</p>		
<p>The flood risk assessment is inadequate in that it does not consider the greater risk to occupiers, adequate means of escape, and flood resilience. This coupled with a lack of a surface water drainage strategy to ensure the development does not increase flood risk outside the application site results in the proposal being contrary to the above policy and national guidance on flood risk.</p>		
<p>Inadequate natural light</p>		
<p>The proposal includes provision for a two-bedroom three person flat (no.3) which provides inadequate levels of sunlight and daylight into the proposed principal habitable room.</p>		
<p>The agent stated that the objections could all be cleared; all the windows would need to be replaced, a larger window put into flat 3 and the rest could be dealt with under a section 106 agreement.</p>		
<p>Cllr Wilson proposed and it was seconded by Cllr Earth and therefore RESOLVED: to comment that if the five refusal conditions are addressed and actioned, then Fordingbridge Town Council would support the appeal application. All in favour.</p>		

8. To consider new Planning Applications

21/11490	Land Off Jubilee Crescent, Fordingbridge SP6 1ED	Palmer, King, Sainsbury, Northway
Development of seven dwellings, with access provided off Jubilee Crescent (Outline Application with details only of Access)		
<p>Cllr Paton reported that Fordingbridge Town Council recommended Refusal on the previous application and there is little difference in these re-consultation plans. The footpath joins with the trailway in this instance, however the provision of the permissive right of way is attached as a condition, on the basis that if the connections to it, to form a route into Dorset, are not agreed within 5 years of the grant of the outline then the requirement to provide the route falls away. Otherwise, there is no difference to the site layout and access.</p> <p>Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend REFUSAL under PAR4 due to the access road being of insufficient width for refuse vehicles, the ecology report and the phosphates report are both missing and the trailway access needs to be open ended rather than subject to a five year time limit. All in favour.</p>		
22/11022	LAND AT BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr Freemantle - Metis Homes Ltd
Variation of condition 2 of planning permission 20/10228 to allow amendments to plots 23-26		
<p>Cllr Anstey reported that two extra dormers and internal amendments in each house increases the habitable living space.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as these changes don't affect anyone else.</p>		
22/11006	18 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP	Mr Styles
Construction of a detached garage		
<p>Cllr Hale proposed and it was seconded by Cllr Jackson and therefore RESOLVED: to recommend REFUSAL under PAR4 due to the impact on the neighbours, intrusion onto the pavement, loss of the hedge and effect on the street scene. All in favour.</p>		
22/10891	New Forest Rally Field, Stuckton, Fordingbridge SP6 2JP	Mr Singleton BSc MRICS
Application for approval under paras 75-78 of the Conservation of Habitats and Species Regulations 2017 (General Development Order) for use of site as a rally site for caravans and motor homes		
<p>Cllr Lewendon reported that the applicants are prepared to give the undertaking that they will continue the existing disposal method of having all foul sewage waste tankered off site for disposal.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Jackson and therefore RESOLVED: to recommend PERMISSION under PAR3 as this application doesn't affect anyone. All in favour.</p>		
22/10970	RESTHARROW, BOWERWOOD ROAD, FORDINGBRIDGE SP6 3BP	Mr & Mrs Coffey
Retention of 1 and 1/2 storey outbuilding and to remove balcony and external staircase on west elevation (Retrospective)		
<p>Cllr Paton proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend PERMISSION under PAR3. However, Councillors are not happy that the work was done before planning permission was granted; this is not how it should be done. All in favour.</p>		

22/10982	BICKTON ASH, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Cecil
Single-storey rear extension		
Cllr Hale reported that a uPVC conservatory was added in 1992 but now needs repairs. The owners want to replace this conservatory with a better insulated garden room which can be used all the year round.		
Cllr Earth proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as the applicants want to use the extension as a garden room all the year round, it doesn't affect anyone else and is still within the allowed 30% extension of the habitable floor space. All in favour.		
22/10983	BICKTON ASH, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Cecil
Single-storey rear extension (Application for Listed Building Consent)		
Cllr Earth proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as the applicants want to use the extension as a garden room all the year round, it doesn't affect anyone else and is still within the allowed 30% extension of the habitable floor space. All in favour.		
22/11046	12 VICTORIA ROAD, FORDINGBRIDGE SP6 1DD	Mr Parsons
Erection of conservatory to the rear elevation		
Cllr Anstey proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as there are no adverse effects on either the neighbours or the street scene. All in favour.		
22/11072	1 BUSHHELLS FARM, FORDINGBRIDGE SP6 1BH	Mr & Mrs Sparks
Single-Storey extension to front of property; new pitched roof to conservatory at rear of property		
Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as it seems a reasonable extension and the precedent has been set next door. All in favour.		
22/11083	39 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES	Mrs Swales
Demolition of existing conservatory; replacement garden room		
Cllr Wilson proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no effect on anyone else and improves the energy efficiency of the property. All in favour.		
22/11098	49 AVON MEADE, FORDINGBRIDGE, SP6 1QR	Lovell
Proposed single garage; attached to the existing dwelling		
Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore RESOLVED: to recommend PERMISSION under PAR3 as it provides much needed off-road parking. All in favour.		

22/11039	THATCHMANS FARM, FLOOD STREET, BURGATE, FORDINGBRIDGE SP6 1NB	Mr Wyatt
Application for approval under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval Consent 22/10739 for Change of use from Agricultural to Dwelling (Prior Approval Application)		
FOR INFORMATION ONLY		

9. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: TPO/22/0414
Proposed Works: 1x Lime - Fell
Reason for Works: Poor condition, extensive decay around old pollard points and below, replant with lime, standard.
Site Address: Highfield Hall, Bowerwood Road, Fordingbridge, SP6 3BS

Case Ref: TPO/22/0453
Proposed Works: 1x Crack Willow - Prune
Site Address: 11 Saddlers Close, Fordingbridge, SP6 1AE

Case Ref: CONS/22/0422
Proposed Works: Magnolia tree - reduce and reshape crown by up to 30% leaving the overall height at 5 metres (approx) and remove any dead wood.
Reason for Works: The objective being to gain proportion of tree and to encourage better "tulip" blooms and enhance.
Site Address: The White House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

10. To consider any Licensing Act 2003 applications

No Licensing Act 2003 applications.

11. To note any items of correspondence

Breamore footpath 17 has been diverted by order. The effect of the Order as confirmed is to divert the public footpath in the Parish of Breamore from its current alignment of SU 1493 1732 to SU 1503 1734 to a new alignment of SU 1491 1735 to SU 1503 1734. The new alignment is north of the current route and commences at a point on Flood Street, continuing through a gated and fenced paddock in an easterly direction to a junction with the existing route. See appendix 1 for map.

Strategic Sites Update

An update on the strategic sites Augustus Park and Burgate Acres has been received. See Appendix 2. Cllr Wilson reported that the allotments are still not ready to be handed over as the soil quality is inadequate, the water pipe too shallow and the water meter is not in the correct location. Cllr Wilson reported that the electrical connection to the garage of a neighbouring property is on the side of the garage in the allotments and that this is an unsuitable location as it could be knocked by the Groundsman's tractor when maintaining the allotments. Cllr Wilson reported that 6 inches of good quality top soil is needed; the top soil that has previously been laid is of poor quality.

Action: Clerk to follow up allotment issues with Planning Officer

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

After Monday's Extraordinary Planning Committee meeting, several members of public complained that it was difficult to hear what was said. The Clerk is awaiting a quote for a hearing system for the Town Hall.

13. To note the date of the next meeting as Wednesday 9th November 2022

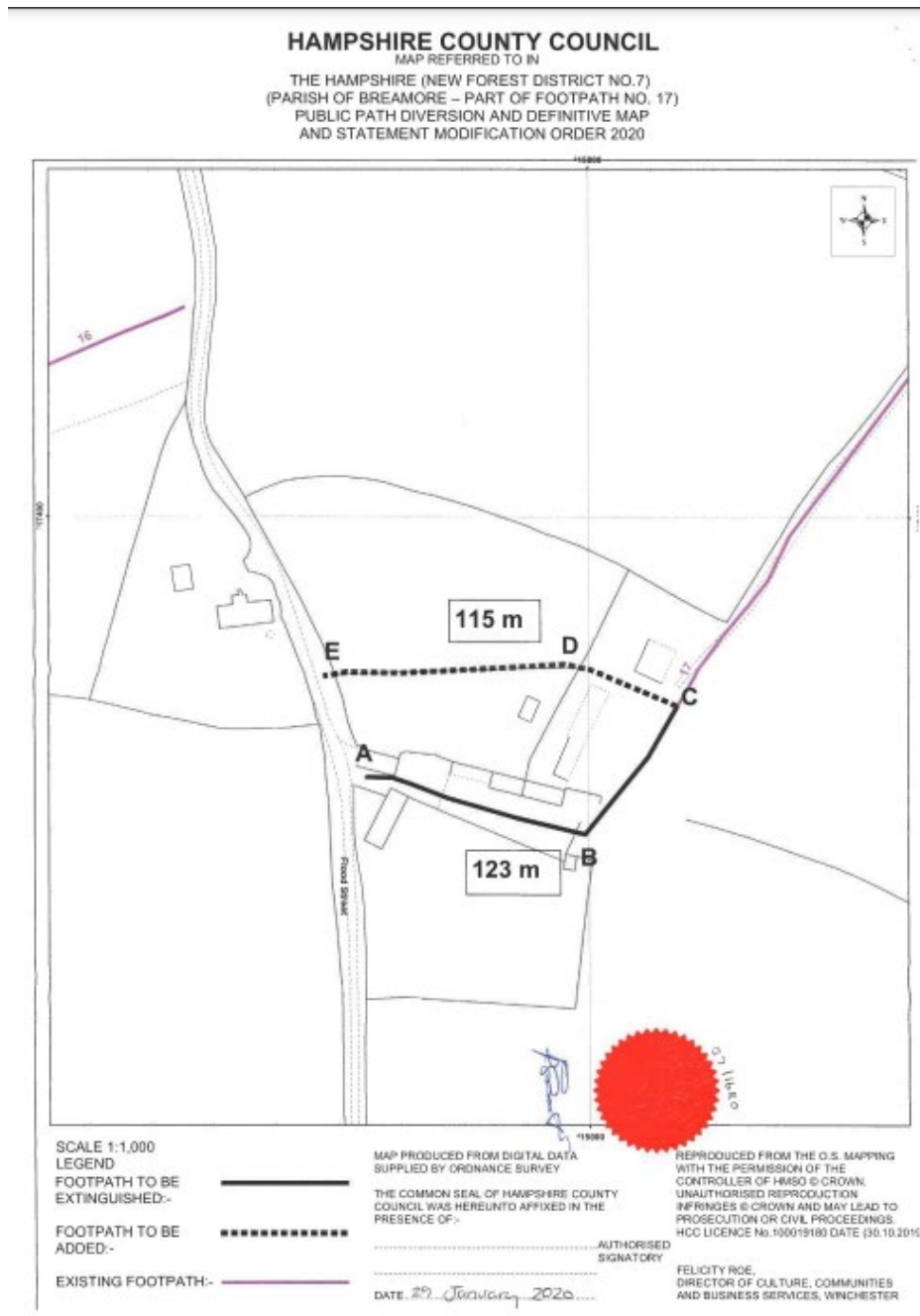
The meeting closed at 20.54pm.

APPENDIX 1

PPO 5119 confirmed Order Breamore Footpath 17

THE HAMPSHIRE (NEW FOREST DISTRICT NO.7)
(PARISH OF BREAMORE – PART OF FOOTPATH NO.17)
PUBLIC PATH DIVERSION AND DEFINITIVE MAP AND STATEMENT MODIFICATION ORDER
2020

The effect of the Order as confirmed is to divert the public footpath in the Parish of Breamore from its current alignment of SU 1493 1732 to SU 1503 1734 to a new alignment of SU 1491 1735 to SU 1503 1734. The new alignment is north of the current route and commences at a point on Flood Street, continuing through a gated and fenced paddock in an easterly direction to a junction with the existing route.



APPENDIX 2

Strategic Sites Update (September 2022)

FORD 1 – Augustus Park, (Land East of Whitsbury Road), Fordingbridge SP6 1NQ

Planning Permission Ref: 17/10150 – 145 dwellings

Developer: Pennyfarthing Homes

The landscape contractor is on site currently, grass seeding and wildflower seeding any outstanding areas, along with topping up areas that have not germinated satisfactorily. Any failed trees and shrubs will be planted this planting season.

The pathway across the Central Park area has been constructed and the soft landscaping/shaping of the area is currently being carried out, which will include the smaller planting and seeding. The trees will be planted this planting season.

Liaison regarding the allotments is ongoing. Our Open Spaces Officer has written to the Developer outlining the remaining issues that need to be dealt with before transfer of the allotments can take place.

I flagged up the two blue containers and the portable toilet that are still on site, requesting that they are removed as soon as possible. They have all been off hired and their removal from site is imminent.

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

FORD1 – Occupation Status – 22nd September 2022



Occupation Status

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

SS18 – Land at Burgate Acres, Salisbury Road, Burgate, Fordingbridge SP6 1LX
Planning Permission Ref: 20/10228 – 63 dwellings
Developer: Metis Homes Ltd.

Development has commenced on site.

Site clearance has taken place across the site.

The tree protection is in situ. I checked this across the whole of the site against the agreed plans.

The Northern end of the site has been cleared and is now being used as a materials compound as per the agreed plan.

The main spine road into the site has been constructed, for site traffic to use. This will cut down on possible dust problems.

The site compound and welfare units are in situ, as is the site parking.

The soakaway serving Plots 1-11 has been constructed. The car park serving these plots is also in situ and is being used for storage of the site vehicles.

Plots 6-15, 28-31, and 33-35 have commenced construction. Their foundations are in and the bases are being prepped ready to start construction of the slabs.

I will be visiting site regularly now, usually every two weeks, whilst the site is live (active construction taking place).

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

Land at Burgate Acres – Occupation Status – 9th September 2022



Occupation Status

