

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 9th November 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, Millar 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, Lewendon, Perkins and White.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 12th October 2022 and report any matters arising

Cllr Earth proposed and it was seconded by Cllr Wilson and therefore **RESOLVED**: that the minutes of the meeting held on the 12th October 2022 be signed as a true record. No matters arising.

4. To confirm the minutes of the extraordinary meeting held on 10th October 2022 and report any matters arising

Cllr Goldsmith proposed and it was seconded by Cllr Jackson and therefore **RESOLVED**: that the minutes of the extraordinary meeting held on the 10th October 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 22/10202

SITE: 5A BRIDGE STREET, FORDINGBRIDGE SP6 1AH (NB: SUBJECT TO UNILATERAL UNDERTAKING)
DESCRIPTION: Use of rear ground floor as flat (Retrospective)
DECISION: Granted Subject to Conditions

Application 21/10343

SITE: 23 HIGH STREET, FORDINGBRIDGE SP6 1AS (NB: SUBJECT TO UNILATERAL UNDERTAKING)
DESCRIPTION: Change of use of part of ground floor from retail to two self-contained flats; fenestration alterations
DECISION: Granted Subject to Conditions

Application 22/10970

SITE: RESTHARROW, BOWERWOOD ROAD, FORDINGBRIDGE SP6 3BP
DESCRIPTION: Retention of 1 and 1/2 storey outbuilding and to remove balcony and external staircase on west elevation (Retrospective)
DECISION: Granted Subject to Conditions

Application 22/11046

SITE: 12 VICTORIA ROAD, FORDINGBRIDGE SP6 1DD
DESCRIPTION: Erection of conservatory to the rear elevation (retrospective)
DECISION: Granted Subject to Conditions

Application 22/11022

SITE: LAND AT BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX
DESCRIPTION: Variation of condition 2 of planning permission 20/10228 to allow amendments to plots 23-26
DECISION: Granted Subject to Conditions

Application 22/11006

SITE: 18 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP
DESCRIPTION: Construction of a detached garage
DECISION: Refused

Application 22/11072

SITE: 1 BUSHHELLS FARM, FORDINGBRIDGE SP6 1BH
DESCRIPTION: Single-Storey extension to front of property; new pitched roof to conservatory at rear of property
DECISION: Granted Subject to Conditions

Application 22/11083

SITE: 39 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES
DESCRIPTION: Demolition of existing conservatory; replacement garden room
DECISION: Granted Subject to Conditions

Application 20/11469

SITE: LAND AT TINKERS CROSS, WHITSBURY ROAD, TINKERS CROSS, FORDINGBRIDGE SP6 1NQ (NB: PROPOSED LEGAL AGREEMENT)
DESCRIPTION: Erection of 64 dwellings, change of use of land for Alternative Natural Recreational Greenspace, new accesses onto Whitsbury Road, and all necessary on-site infrastructure
DECISION: Granted Subject to Conditions

Application 22/11007

SITE: 18 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP
DESCRIPTION: Construction of two outbuildings in rear garden with external paving; conversion of existing garage into habitable accommodation with the installation of windows and doors (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Tree Work Decisions

Application No: CONS/22/0570

Site: 40A PROVOST STREET, FORDINGBRIDGE, SP6 1AY
Decision: Application Withdrawn

7. To consider new Planning Applications

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 Hale proposed and it was seconded by Cllr Jackson 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.		

22/11258	15A SALISBURY STREET, FORDINGBRIDGE SP6 1AB	Mr Arnold - Turbary Business Solutions LTD
Convert 15a Salisbury Street (first and second floors above 15 Salisbury Street) into 2x residential flats (Prior Approval Application)		
Cllr Hale presented this application. The ground floor and the exterior of the building would remain unchanged, except for the new rooflight. The rooms above the shop had been used for residential purposes until 1975 when they became offices instead. The proposal is to convert the first and second floors above 15 Salisbury Street into 2 residential flats – a 1 bed flat on the first floor (44 sq. metres) and a 1 bed flat spanning the first and second floors (66 sq. metres). Access to the flats would be through Kings Court. No objections had been received.		
There were two proposals:		
<ol style="list-style-type: none"> 1. Cllr Wilson proposed and it was seconded by Cllr Hale to recommend PERMISSION under PAR3 as this application provides affordable rented accommodation. 2. Cllr Jackson proposed and it was seconded by Cllr Earth to recommend REFUSAL under PAR4 due to the lack of parking and loss of employment space. 		
The second proposal was voted on and therefore RESOLVED: to recommend REFUSAL under PAR4 due to the lack of parking and loss of employment space. 5 in favour, 2 against and 1 abstention.		

22/11141	23 GREEN LANE, FORDINGBRIDGE SP6 1HU	Mr Adams
Demolition of existing outbuilding containing residential accommodation; construction of 4 new residential units.		
Cllr Paton presented this application. Cllr Hale noted that the proposed new building was taller than the existing building and Cllr Paton thought that only one parking space per property would become a major issue.		
Cllr Hale proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend REFUSAL under PAR4 as it is overdevelopment of the site, there is insufficient parking space and the buildings are too tall. All in favour.		

22/11183	OLD MALT HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr and Mrs Gallienne
Construction of a new two storey rear extension; rear first floor extension; and side canopy		
Cllr Jackson presented this application. The conservation officer's view was that the proposed extension by reason of its scale, mass, height, location, orientation, and design will overwhelm the historic host dwelling and have a harmful impact on the setting of the adjacent listed building and the special character of the Conservation Area.		
Cllr Paton proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED: to recommend PERMISSION under PAR1 but would accept the decision reached by the District Council's Officers under their delegated powers. All in favour.		

22/11191	HIGHFIELD FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX	Mr Wilson
New Barn (Agricultural Prior Notification)		
FOR INFORMATION ONLY		

22/11007	18 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP	Mr Styles
Construction of two outbuildings in rear garden with external paving; conversion of existing garage into habitable accommodation with the installation of windows and doors (Lawful Development Certificate that permission is not required for proposal)		
Members noted that this application had already been decided and was lawful		

22/11273	Midgham Farm, Midgham Road, Fordingbridge SP6 3BY	Mr Witt
Change of Use of Agricultural Building to Form 2no' Dwellings (Prior Approval Application)		
FOR INFORMATION ONLY		

8. To consider new Tree Works Applications

Members considered the following applications, noting that CONS/22/0570 had been withdrawn.

Case Ref: TPO/22/0569
Proposed Works: Beech x 1 - Reduce
Sweet Chestnut x 2 - Reduce
Site Address: 124a Station Road, Fordingbridge, SP6 1DG

Case Ref: CONS/22/0570
Proposed Works: Sycamore x 1 Reduce
Cherry x 1 Reduce
Site Address: 40a Provost Street, Fordingbridge, SP6 1AY

Case Ref: TPO/22/0588
Proposed Works: Yew x 1 Reduce
Site Address: Forest Court, 5-11 Salisbury Road, Fordingbridge, SP6 1EG

Case Ref: CONS/22/0571
Proposed Works: Cryptomeria x 1 Fell
Willow x 1 Prune
Ash x 1 Fell
Western Red Cedar x 1 Fell
Giant Redwood x 1 Prune
Coastal Redwood x 1 Fell
Site Address: 49 Church Street, Fordingbridge, SP6 1BB

Case Ref: CONS/22/0614
Proposed Works: Sycamore x 1 Fell
Cherry x 1 Reduce
Site Address: 40a Provost Street, Fordingbridge, SP6 1AY

9. To consider any Licensing Act 2003 applications

Members considered the following Licensing Act 2003 application.

Our Ref:	TEN 10161 / LICTE/22/14722 - SH
Date:	14 October 2022
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	11/11/2022 18:30:00 to 12/11/2022 22:00:00
Premise Address:	Victoria Rooms Victoria Rooms, 26 Bridge Street, Fordingbridge, SP6 1AH
Applicant Details:	Sarah Ann Farr
Event Details:	Theatre Production Sale of alcohol (on) 11th to 12th November 2022 18:30hrs to 22:00hrs 50 persons

10. To consider the Hampshire County Council proposal on Moving and Waiting Restrictions at Burgate Fields

Hampshire County Council proposes to make an order which introduces a one-way system and prohibition of waiting restrictions at Burgate Fields in Fordingbridge, adjacent to Burgate School. Councillors agreed that the one-way system was good and the waiting restrictions were in the correct locations but thought that parents may still park there and it could be difficult to police.

11. To note any items of correspondence

An update on the strategic sites Augustus Park and Burgate Acres has been received - see Appendix.

Cllr Wilson reported that there are still unresolved issues at the new allotments and the allotments cannot be handed over to FTC until addressed. Issues included:

1. The water meter still has not been located and FTC do not know where it is. It is not in the location marked on the plan.
2. The soil is very compacted
3. The live electrical cable serving a garage has not been relocated

Action: Clerk to contact NFDC about the new allotments

Cllr Wilson handed out an extract from the “New Forest: Standards for Formal Open Space / Final Report / August 2017” for the Fordingbridge area, detailing the projected new sports teams and pitch requirements from the new housing, and how to provide for these requirements. It was noted that for Court and Green Sports an off-site contribution would be made in lieu to the existing Ringwood Bowls Club, rather than the Fordingbridge Bowls Club. Funds cannot be spent on play equipment. The Clerk has asked NFDC if the money can be used on the Sports Club, the Pavilion or lighting at the Rec and is awaiting an answer.

Cllr Jackson repeated that FTC need to decide their priorities and produce their own plans. Cllr Wilson thought that all Councillors should be part of the Neighbourhood and Strategic Plan Steering Group and was told that all Councillors are welcome to join.

Action: Clerk to send N&SPSG Zoom meeting details to all Councillors

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

Draft Hampshire Minerals and Waste Plan Consultation

HCC will hold an exhibition at Avonway Community Centre on the Draft Hampshire Minerals and Waste Plan Consultation on Thursday 10th November 16:00 – 19:00 at Avonway Community Centre. The event at Avonway will particularly focus on three local sites that HCC have considered in the local area (Midgham Farm, Cobley Wood and Hamer Warren). A Hampshire County Council consultation on the draft Hampshire Minerals and Waste Plan will begin on the 8th November and will run for 12 weeks until 31 January 2023.

DEVELOPMENT AT SITE OF 1 TO 3, PROVOST STREET, FORDINGBRIDGE, SP6 1AY

The development of the above for 6 new properties will require a new access road. The Clerk reported that FTC requested that the new road be called Royal Close but this was turned down by the Cabinet Office. FTC have now requested that the road be called Wilton Road instead, as the Wilton Carpet Factory had a site in close proximity.

13. To note the date of the next meeting as Wednesday 14th December 2022

The meeting closed at 20.50pm.

APPENDIX

Strategic Sites Update (November 2022)

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

Developer: Pennyfarthing Homes

The annual Autumn tree inspection has taken place and the remedial planting plans have been passed to the Developer to make sure that all failed trees are replaced this coming planting season.

The landscaping maintenance contractor has been on site mowing and strimming, tidying the whole site up. They have already grass seeded the areas that need remediation, and I have been informed that they'll be re-seeding the wildflower meadow area on the Eastern side of the bio-retention pond as this failed this Summer.

I reminded the Developer that we needed more plants on the Eastern slope of the pond and they have now booked this planting in. The pond itself is beginning to look rather good with pond plants present etc.

I have informed the Developer that the landscaping features required in the Central Square need remediation and this being carried out in the short term. The smaller planting and seeding has already been completed. The trees will be planted in the coming planting season.

The smaller planting in the 5 landscaping strips adjoining the play area has been carried out. This has greatly improved the look of the area. The required trees will be planted in December.

Our Open Spaces Officer is liaising with Fordingbridge Town Council and the Developer regarding the allotments. There is not too much left to do before they are ready for transfer. The Developer has agreed to do a final stone pick before this takes place.

Failed trees across the site will be planted in December.

I asked the Developer to clear the nettles overgrowing the boardwalk in the Western SANG (Suitable Alternative Natural Green space). This has been carried out.


The blue storage containers and the portable toilet were removed from site quickly, as promised.

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

FORD1 – Occupation Status – 1st November 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.

The main road into the site is being constructed. The kerbs and services are going in. The contractor informed me that these works should be completed with the tarmac top layer being laid at the end of October.

The spine road through the site to the Northern end is being constructed. The kerbs are going in currently.

There are no problems with dust or noise.

The POS (Public Open Space) and ANRG (Alternative Natural Recreational Greenspace) areas have been fenced off to protect them.

Plots 36, 37, 38, 39, 40 have their foundations in and the water and drainage lines have been installed.

Plots 62, 63 have their foundations in.

Plots 56-61 are having their foundations constructed.

The existing house is being demolished currently.

Plots 23-28, 31 and 32 have their foundations constructed and their drainage and water service lines installed.

Plots 6-15, 29, 30 and 33-35 have their slabs constructed and are currently having their ground floor walls constructed.

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 – 18th October 2022



Occupation Status

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