

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th December 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, White and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Applicant for 22/11296 – 21 Green Lane
1 member of public

1. To receive any apologies for absence

Apologies were received from Cllr Perkins and Cllr Bellows (NFDC).

2. To receive any Declarations of Interest

Cllr Hale declared an interest in planning application 22/11296 as the site is in near proximity to his home.

3. To confirm the minutes of the meeting held on 9th November 2022 and report any matters arising

Cllr Wilson proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED:** that the minutes of the meeting held on the 9th November 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 22/10291

SITE: ROSEMARY COTTAGE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1LZ

DESCRIPTION: Roof repairs over the front stair and landing relating to an ineffectual ridge beam and distorted/leaning front dormer window; the area over the rear left hip; tying-in the front and rear elevations, and attempt to restore the cross-frame tie beams have been cut (Application for Listed Building Consent)

DECISION: Withdrawn by Applicant

Application 22/11098

SITE: 49 AVON MEADE, FORDINGBRIDGE, SP6 1QR

DESCRIPTION: Proposed single garage; attached to the existing dwelling

DECISION: Granted Subject to Conditions

Application 22/11191

SITE: HIGHFIELD FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX

DESCRIPTION: New Barn (Agricultural Prior Notification)

DECISION: Details not required to be approved

Application 22/10982

SITE: BICKTON ASH, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA

DESCRIPTION: Single-storey rear extension

DECISION: Granted Subject to Conditions

Application 22/10983

SITE: BICKTON ASH, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6
2HA
DESCRIPTION: Single-storey rear extension (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Appeal Decisions

APPEAL REF: APP/B1740/W/22/3297282
APPLICATION: 21/10068
SITE: Kingfisher Cottage, Salisbury Road, Burgate, Fordingbridge,
Hampshire SP6 1LX
DESCRIPTION: Use of existing leisure building as annex to main dwelling; windows to
south elevation
DECISION: The appeal is dismissed

Tree Work Decisions

Application No: CONS/22/0571

Site: 49 CHURCH STREET, FORDINGBRIDGE, SP6 1BB
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
Decision: Raise No Objections

Application No: CONS/22/0614

Site: 40A PROVOST STREET, FORDINGBRIDGE, SP6 1AY
Decision: Raise No Objections

Application No: TPO/22/0569

Site: 124 STATION ROAD, FORDINGBRIDGE, SP6 1DG
Proposed Works: T1 - Sweet Chestnut - Crown lift to give a 7m clearance from ground
level.
T2 - Sweet Chestnut - Crown lift to give a 7m clearance from ground
level.
T3 - Beech - Crown lift to give a 7m clearance from ground level.
Decision: Grant

Application No: TPO/22/0588

Site: FOREST COURT, 5-11 SALISBURY ROAD, FORDINGBRIDGE, SP6 1EG
Proposed Works: T2 - Cut back branches to clear 2x car park bays
numbered 7
Decision: Split Decision

6. To consider new Planning Applications

21/11237	Land West Of Burgate, Salisbury Street, Fordingbridge SP6 1LX	Pennyfarthing Homes
<p>Hybrid planning application comprising: Outline planning application (all matters reserved except means of access only in relation to new points of vehicular access into the site) for residential development and change of use of land to Alternative Natural Recreational Greenspace, together with a community hub (to comprise a mix of some or all of; local food retail, local non-food retail, community use and business use) and all other necessary on-site infrastructure. Full planning application for the first phase of development comprising 111 dwellings, public open space, Alternative Natural Recreational Greenspace, surface water attenuation and all other necessary on site infrastructure (AMENDED PLANS / AMENDMENTS TO ENVIRONMENTAL STATEMENT DETAILS)</p>		
<p>Cllr Hale reported that FTC had considered this application twice previously, most recently in October 2022, and recommended REFUSAL both times. He said that an additional 120 documents had been added to the application since he last reported on it in October, taking the total to 540 documents. The main changes in the application and the reason for the re-consultation were</p> <ul style="list-style-type: none"> • Heights of properties on northern edge have been reduced • Changes to house types including bungalows to northern edge • Service corridor adjacent plots 6/19/20 so sewer is outside of gardens as Wessex Water requirement • Parking areas revised to include additional trees and landscaping • Removal of visitor parking along southern edge • Footpath to southern edge removed. New link to public footpath • Increased numbers of trees throughout POS to create canopy over spine road and provide corridor for bats • Tree planting and seating to draw people to hilltop in NW corner • Changed fencing around play area to allow vehicular access • Future pedestrian link to Fryern Court Road on west side • Changes to ANRG/POS to create agricultural landscape. Ditch and agricultural hedge to Upper Burgate. Separation into fields for informal play. Orchard adjacent to Old Farm House and Cross Cottage • New areas of woodland connected to retained trees and vegetation to enhance biodiversity and wildlife movement <p>The previous objections submitted by FTC were</p> <ul style="list-style-type: none"> • Proposed development site does not adhere to Local Plan • No formal open space on site • Proposed level of affordable housing is deemed to be too low • Concerns over phosphate mitigation at Bickton Fish Farm • Lack of Highways response on roundabout and increased traffic • Lack of information on access for construction traffic from A338 • No bat or badger surveys <p>Update on the above objections</p> <ul style="list-style-type: none"> • The plans still vary from the Local Plan at the site boundary to the north • Still no formal open space on Site 18 • Calculations appear to show affordable housing to be just 13% • Phosphate mitigation – no update • Construction traffic – no routes • Wildlife – NFDC Ecology have responded to details submitted <p>The highway authority raised no objection to this application subject to provision of the following obligations:</p>		

- Implementation of highway works extending the Augustus Park spine road to access the detailed element (Phase 3) of this application prior to first occupation.
- Implementation of highway works for the remainder of the link road between Augustus Avenue and the A338 and the A338 site access roundabout prior to 58 occupations
- Provision of a Full Travel Plan and associated set-up and monitoring fees and bond;
- Delivery of the bus service as set out above and provision of a Public Transport Strategy prior to commencement of the bus service, setting out the additional details of the bus service serving the site.
- Provision of financial contribution of £183,270 towards improvements or capacity mitigation at the junction of A338/ A31/ B3347.
- No more than 58 dwellings to be occupied until the new link road is completed and open to the public.
- Financial contribution for improvements to footpath 84.
- Financial contribution of £44,601 towards commuted sums associated with footpath 83 improvement work.

Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend REFUSAL under PAR4 as the proposed development does not adhere to the local plan, issues have not been addressed including the issue of affordable housing which has not been addressed adequately, there are no plans for how the construction traffic will access the site and there is no formal open space for residents. All in favour.

22/11296	21 GREEN LANE, FORDINGBRIDGE SP6 1HU	Mr Chandler
Proposed change of use from offices into total of 11 flats (Prior Approval Application)		
Cllr Lewendon presented this application. He said that a major concern is the parking of the vehicles; he doesn't think there is sufficient space for 11 vehicles. He reported that Hampshire Highways want a drop kerb but there is currently a wall at the edge of the site with an 18" drop to the level of the road. He considered the flats to be a good use of the space available. The applicant confirmed that the wall would be removed.		
Cllr Wilson proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as this type of accommodation is needed in Fordingbridge, it is a good use of the building and will keep the High Street alive. However, concerns were raised over whether 11 parking spaces would sensibly fit into the space available or whether the spaces would be too small. 8 in favour, Cllrs Hale and Goldsmith abstained from the vote.		

22/11268	SS 18 MIDDLE BURGATE HOUSE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr Currie
Hybrid Application – (Outline) matters of access, layout and scale for approval with appearance and landscaping reserved. Development of land comprising the erection of 41 dwellings, demolition and removal of redundant agricultural structures, works to access, landscaping and provision of public open space/ANRG, and (Full) Conversion of an Existing Building to form 5 flats and a Community Use at Ground Floor Level (46 Dwellings Total)		
Cllr Anstey presented this application.		
All vehicles will access the site directly from the A338. The existing vehicle crossover will be upgraded to provide a simple priority junction with kerbed bell-mouth. It will measure 6m wide, 9m radii and be flanked by 2m wide footways. The access dimensions ensure that wide vehicles can safely enter and exit.		
The dwellings have the following designs: poly tunnel houses, timber-clad Dutch barns, traditional farmhouses and traditional railway terraces. The ANRG land incorporates the SUDS		

(Sustainable Drainage System) feature. Public Open Space (POS) separates this development from the rest of Site 18.

Cllr Anstey reported a lack of responses from authorities; there is no report from the Highway authority yet. HCC as Lead Local Flood Authority has requested further information before they can make a decision on whether to recommend that planning permission be granted.

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is a nicely laid out site with interesting buildings. All in favour.

22/11389	6 JUBILEE ROAD, FORDINGBRIDGE SP6 1DP	Mr & Mrs Hipsey
First floor side extension & new porch		
Cllr Millar presented this application for a first floor side extension and new porch on a semi-detached property. The extension will be over the garage; the garage was added to the property in 1993. Cllr Wilson reported that the adjoining house already has a large extension.		
Cllr Earth proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as the precedent has already been set, it looks nice and won't affect anyone else. All in favour.		

7. To consider new Tree Works Applications

Members considered the following applications.

Case Ref: CONS/22/0641
Proposed Works: Conifers/Laurel Fell
Poplar x 1 Prune
Site Address: Bridge House, 15 Bridge Street, Fordingbridge, SP6 1AH

8. To consider any Licensing Act 2003 applications

No Licensing Act 2003 applications.

9. To consider requesting an extension of time to respond to the Revisions Proposed for Consultation to the Hampshire Mineral Plan

The member of public reported that HCC has not discharged the Gunning Principles in respect of this consultation, even considering a 12-week period to deal with the Christmas break. Documents are not accessible or summarised, and events have taken place too soon from the date of the consultation to demonstrate a robust level of engagement with potential consultees and other interested persons, including those with protected characteristics. She said that Ellingham, Harbridge and Ibsley PC have requested an extension of time to this consultation, as have the CPRE, Cllr Michael Thierry of HCC and Sir Desmond Swayne. Members agreed to do the same and request an extension of time to respond to the Revisions Proposed for Consultation to the Hampshire Mineral Plan from 31st January 2023 to 28th April 2023.

Action: Clerk to request extension of time to 28th April 2023

10. To note any items of correspondence

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

The Chair of Sandleheath Parish Council emailed the District Councillors regarding the text sent today to all patients registered at Fordingbridge Doctors' Surgery. The text said that the surgery is

“currently experiencing unprecedented level of demand” and asked patients to “consider only contacting the surgery for urgent matters”. She was concerned that the doctors’ surgery was unable to cope with current demand and the situation would only worsen once the new developments had been built and the population of Fordingbridge increased. She has also raised this with her MP and asked him to take it up with the Health Secretary. She asked that FTC raise concern too in light of the current overdevelopment plans for Fordingbridge.

Action: Clerk to raise matter with Surgery, CCG and Sir Desmond Swayne MP.

Action: Clerk to encourage Public to write to MP and CCG

Cllr Jackson reported that there is physical space in the surgery to accommodate more doctors, but the funding won’t be given until the new houses are built.

[The member of public left the meeting.]

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

On 12 December 2022 NFDC made a Tree Preservation Order (TPO) TPO/0025/22 on the Land of 23 Green Lane, Fordingbridge, SP6 1HU. The TPO will continue for six months or until the TPO is confirmed by the Authority, whichever is the sooner. This prohibits anyone from cutting down, topping, or lopping any of the trees described in the Schedule and shown on the Map without the Authority’s prior consent. Any objections need to be submitted to NFDC in writing by 09 January 2023.

12. To note the date of the next meeting as Wednesday 11th January 2023

The meeting closed at 20.40pm.

APPENDIX

Strategic Sites Update (December 2022)

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

Planning Permission Ref: 17/10150 – 145 dwellings

Developer: Pennyfarthing Homes

The landscaping maintenance contractor has re-seeded the wildflower meadow area on the Eastern side of the bio-retention pond as it failed this Summer.

I have been informed that the remedial tree planting will be carried out in December, which is during the planting season.

Our Open Spaces Officer is liaising with Fordingbridge Town Council and the Developer regarding the allotments. The land registry plan to attach to the legal document is currently being prepared. Once this is completed the transfer of the allotments to Fordingbridge Town Council should be able to proceed.

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

FORD1 – Occupation Status – 1st December 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 roadways adjoining the entrance and the crossing are being constructed. The grass seeding of the nonpaved areas has been carried out.

The roads are continuing construction throughout the site, both the spine and spur roads. The tree protection is in place across the site to protect the open space areas and tree root protection zones.

The developer has started work on the ARNG (Alternative Natural Recreational Greenspace). They are carrying out the clearance of brambles. The pathways are due to be constructed along with the play areas prior to 1st occupation. This is expected to be in March. Both the ARNG and the play areas need to be completed and open prior to this. The Site Manager knows this and the work is being programmed in.

I reminded the Site Manager that the tree and shrub planting needs to go in this planting season. He informed me that the Developer is liaising with the Planner about the planting at the moment.

There are no problems with dust or noise.

Plots 6-15 are having their 1st floor walls constructed.

Plots 16-19, 23-28, 31 and 32 are having their slabs constructed.

Plots 29, 30 and 33-35 are having their ground floor walls constructed.

The construction of the spur roads is being carried out at the Northern end of the site. The road drainage is going in.

Plots 56-63 have their foundations and service access points in, both for the water and the drainage.

Plots 47-50 have commenced construction. Their foundations are being constructed.

Plots 36-42 have their foundations and service access points in, both the water and the drainage.

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 – 17th November 2022



Occupation Status

- Not commenced construction
- Under construction
- For Sale

- Reserved
- Exchanged
- Occupied/Completed