

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th January 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Anstey, Hale, Lewendon, Millar, and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
7 members of public

1. To receive any apologies for absence

Apologies were received from Cllrs Earth, Goldsmith, Jackson, Perkins and White. Also, District Cllr Bellows (NFDC).

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 14th December 2022 and report any matters arising

Cllr Millar proposed and it was seconded by Cllr White and therefore **RESOLVED**: that the minutes of the meeting held on the 14th December 2022 be signed as a true record. No matters arising.

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

No matters raised.

9. To consider a response to the Hampshire Minerals and Waste Plan Partial Update Consultation

This item was brought forward in the meeting.

Cllr Wilson gave a presentation on plans for the site and how it would impact the local area and footpaths. Members of the public raised their concerns:

- The Midgham Farm site would result in a loss of grade 2 agricultural land
- Hydrology and ecology reports have not yet been published
- Close proximity to residential properties
- Impact of dust on air quality in Alderholt and Fordingbridge, potentially causing incurable lung disease
- Loss of recreational space for cyclists, horse riders and walkers
- No longer able to walk safely between Alderholt and Fordingbridge
- Changes to the landscape and how it works – local springs will be affected
- Consultation process has not adhered to regulations
- Pre-determination within Hampshire County Council

The members of the public present said they hoped to raise public interest in these plans and will be contacting local media.

Cllr Wilson gave the following prepared statement, from which members agreed an official response to this consultation will be drafted:

Ecology and Wildlife

- A full ecological survey is required
- Deer, game birds and a variety of mammals (some protected in law) pass through the area and will be disturbed
- Some beautiful mature trees and hedges would be lost or damaged

- The hedgerows in the area, largely Hawthorne and bramble, are important food sources and provide refuges for wildlife such as bats, dormice, birds and butterflies
- The site is within the nutrient neutrality SSSI Catchment for the River Avon. It is not suitable for infill.
- **Application** *“restoration to agriculture, amenity and nature conservation through the importation of inert infill material”*

“Inert material” There is no way of knowing if the restoration material will absorb water in the same way that the present land does. At present it is mostly gravel, therefore it is extremely unlikely that it will; causing a risk of flooding.

Fordingbridge Town Design Statement

It is recommended that any future applications for mineral extraction should be accompanied by a clear statement about the nature of the restoration intended when the resource is worked out, such restoration needing to sit comfortably within the area described in the town design statement.

Scenery and Visual Intrusion

- This site is scenically important in the locality because of its relative openness, accessibility and proximity to housing.
- The main immediate views into the site are those obtained from a road and a lane bounding.
- Despite not having any formal designation for its landscape qualities (for example as, Special Landscape Area), it is extremely attractive.
- Views from other footpaths are afforded through breaks in the hedges and trees. The view into the site cannot effectively be screened.
- Distant views from the Avon Valley Footpath will be affected.
- The proposed site and its surroundings are attractive open rural areas with interesting views, which are popular with villagers, visitors and tourists.
- Some houses would be completely engulfed by workings and their views completely removed.
- Several footpaths well-used by walkers, dog walkers and joggers lie close to the proposed site, or pass through it. Users' experiences would be damaged and at least 3 footpaths lost. Views and enjoyment would be severely affected.

Archaeology

- Midgham Farm was subject to investigation in the 1990s which identified that a wide range of archaeological material existed within the site, including Mesolithic, Neolithic, Roman and medieval remains. Subsequently an aerial photograph review has revealed a complex range of archaeology including a substantive enclosure and what appears to be a settlement, likely to be of Roman or medieval date.

Health and Wellbeing

The proposed site is far too close to settlements in Midgham and Alderholt

Dust exposure to which is associated with an increased risk of pulmonary diseases such as

- silicosis
- asthma
- bronchitis
- emphysema
- COPD
- lung cancer

Vehicle and machinery emissions

If the proposed plan for Midgham is materialised there would be a large increase in the numbers of heavy vehicles operating (alongside many other forms of machinery) in the process of obtaining gravel and sand. Diesel exhaust is especially damaging to human and animal health.

Noise

Midgham and Alderholt is normally a calm and semi-rural environment, but would experience noise from the industrial processes associated with extraction throughout the working week

Noise pollution can lead to a variety of adverse health effects, including

- Serious hearing damage
- Physical pain
- Stress and anxiety
- High blood pressure
- Headaches
- Disturbance of rest and sleep (for example for shift workers)
- General reduction in quality of life

Disruption to health-enhancing activities

As a result of road safety concerns, obstructions to the footpaths, dust generation and noise, health-enhancing activities such as walking, jogging, cycling, dog walking and horse riding would be more restricted than is the case currently.

Psychological effects

The proposed extraction would foster psychological effects on nearby residents, particularly those living close to or surrounded by the site.

These would include:

- Loneliness
- Anxiety
- Stress
- Depression

Action: Clerk to respond to consultation

[The seven members of public left the meeting.]

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

Application 20/11403

SITE: REDBROOK BARN, RINGWOOD ROAD, FORDINGBRIDGE SP6 2ET (NB: SUBJECT TO UNILATERAL UNDERTAKING)

DESCRIPTION: Use of existing redundant agricultural barn to four dwellings with associated car parking, new access and landscaping

DECISION: Granted Subject to Conditions

Application 20/11267

SITE: LAND OF SELWYN, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG (NB: SUBJECT TO LEGAL AGREEMENT)

DESCRIPTION: Demolition of existing outbuildings; erection of 2x detached dwellings with associated parking and landscaping (Outline application with details only of access & scale)

DECISION: Granted Subject to Conditions

Application 22/11141

SITE: 23 GREEN LANE, FORDINGBRIDGE SP6 1HU

DESCRIPTION: Demolition of existing outbuilding containing residential accommodation; construction of 4 new residential units

DECISION: Refused

Application 22/11273

SITE: MIDGHAM FARM, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BY

DESCRIPTION: Change of Use of Agricultural Building to Form 2no' Dwellings (Prior Approval Application)

DECISION: Prior Approval refused

Application 22/11258

SITE: 15A SALISBURY STREET, FORDINGBRIDGE SP6 1AB

DESCRIPTION: Convert 15a Salisbury Street (first and second floors above 15 Salisbury Street) into 2x residential flats (Prior Approval Application)

DECISION: Prior Approval refused

Application 22/11296

SITE: 21 GREEN LANE, FORDINGBRIDGE SP6 1HU

DESCRIPTION: Proposed change of use from offices into total of 11 flats (Prior Approval Application)

DECISION: Prior Approval refused

Application 22/11394

SITE: 79 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RE

DESCRIPTION: Ground floor side & rear extensions; first floor rear extensions (Lawful Development Certificate that permission is not required for proposal)

DECISION: Was Lawful

Tree Work Decisions

Application No: CONS/22/0614

Site: 40A PROVOST STREET, FORDINGBRIDGE, SP6 1AY

Decision: Raise No Objections

Application No: TPO/22/0588

Site: FOREST COURT, 5-11 SALISBURY ROAD, FORDINGBRIDGE, SP6 1EG

Tree Ref: T2

Proposed Works: Cut back branches to clear 2x car park bays numbered 7

Reason for Work: To prevent debris falling onto parked cars.

Decision: Split Decision

6. 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)		
Cllr Paton presented this application.		
Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the issues raised previously have now been addressed and provided the S106 agreement to provide the footpath is in place and the footpath can be made before the rest of the development is built. All in favour.		
22/11188	TOILET BLOCK, FORDINGBRIDGE RECREATION GROUND, RINGWOOD ROAD, FORDINGBRIDGE SP6 1AN	Fordingbridge Town Council
Demolition of existing toilet block		
Cllr Paton presented this application.		
Cllr Wilson proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as the building is unsafe, unused and an eyesore. Having now found asbestos in the building, it is imperative that the toilet block is pulled down as soon as possible. All in favour.		
22/11412	PART GROUND FLOOR, 34-36 PROVOST STREET, FORDINGBRIDGE SP6 1AY	Ms Somers – Dignity Funerals Ltd
Replace 2 no. lathe & plaster ceilings which have previously been removed with new lathe & plaster finish; paint existing & new lathe & plaster ceilings with intumescent paint to upgrade fire resistance of compartment construction; overboard existing plasterboard ceilings with 1 layer of 15mm fire liner board (Application for Listed Building Consent)		
Cllr Hale presented this application.		
Cllr Anstey proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is like for like renovations and fire-protects the building. All in favour.		
22/11449	40B WEST STREET, FORDINGBRIDGE SP6 1JH	Mr & Mrs Poole
Demolition of existing garages; erection of a new dwelling		
Cllr Anstey presented this application.		
Cllr Hale proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as the proposed new dwelling is of a suitable size and in a suitable location. There is no impact on anyone else. All in favour.		

7. To consider new Tree Works Applications

Members considered the following application.

Case Ref: CONS/22/0705
Proposed Works: Swamp Cypress x 1 - Fell
Site Address: Oaktree Cottage, Bickton Lane, Bickton, Fordingbridge SP6 2HA

8. To consider any Licensing Act 2003 applications

No Licensing Act 2003 applications.

10. To note any items of correspondence

No items of correspondence.

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

The NFDC Planning Committee meeting today granted subject to conditions planning application 21/11237 LAND WEST OF BURGATE, SALISBURY STREET, FORDINGBRIDGE SP6 1LX. The Clerk thanked Cllr Anstey for attending the meeting and speaking against the application. It was noted that permission was granted despite some NFDC Councillors identifying that this site is inappropriate due to the risk of flooding.

12. To note the date of the next meeting as Wednesday 8th February 2023

The meeting closed at 20.44pm.