

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th March 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, Earth, Goldsmith, Hale, Hinton, Jackson, Lewendon, Millar,

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Deputy Head, The Burgate School
Business Manager, The Burgate School
Facilities and Investment Manager at Hampshire Football Association
Senior Safeguarding Lead at Hampshire FA and Representative from the
Turks Football Club
1 Member of the Public

1. To receive any apologies for absence

Apologies were received from Cllrs Perkins, White and Wilson, and also from Cllr Bellows (NFDC).

2. To receive any Declarations of Interest

Cllr Millar declared an interest in application 23/10067 as a Trustee of Burgate School. He said he would remain in the meeting but not speak or vote.

Cllr Hinton declared a non-pecuniary interest in application 23/10067 as he owns property in close proximity.

Cllr Hinton declared a non-pecuniary interest in application 23/10076 as he owns property in close proximity.

Cllr Anstey declared an interest in application 23/10115 as he is a near neighbour and has also registered his approval of the application online. He said he would remain in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 8th February 2023 and report any matters arising

Cllr Goldsmith proposed and it was seconded by Cllr Jackson and therefore **RESOLVED:** that the minutes of the meeting held on the 8th February 2023 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 22/11183

SITE: OLD MALT HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE
SP6 2HA

DESCRIPTION: Construction of a new two storey rear extension; rear first floor extension; and side canopy (AMENDED REASON TO ADVERTISE)

DECISION: Granted Subject to Conditions

Application 22/10437

SITE: 28 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF

DESCRIPTION: 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)

DECISION: Refused

Application 21/10980

SITE: TOWN HALL, 63 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Re-instate new rear door and frame; install lift and internal alterations to provide offices and w/c facilities
DECISION: Granted Subject to Conditions

Application 21/10981

SITE: TOWN HALL, 63 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Reinstate rear door; new glazed doors and panels; removal of kitchen & refiguration of w/c space; installation of lift; internal staircase to rear; addition of 2 offices and w/c; new guarding balustrade (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 22/11432

SITE: FLAT 3, THE GRANARY BICKTON MILL, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: Replacement of 2 No. skylights with 2 No. balcony Velux windows; installation of a log burner and flue
DECISION: Granted Subject to Conditions

Application 23/10101

SITE: 21 GREEN LANE, FORDINGBRIDGE SP6 1HU
DESCRIPTION: Demolition of building (Demolition Prior Notification Application)
DECISION: Details not required to be approved

Application 23/10127

SITE: 10 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ
DESCRIPTION: Single-storey rear extension; single-storey side extension (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Application 23/10079

SITE: 1 ORCHARD GARDENS, FORDINGBRIDGE SP6 1BG
DESCRIPTION: Conversion of existing garage and carport to a dining room and kitchen
DECISION: Granted Subject to Conditions

Application 22/11039

SITE: THATCHMANS FARM, FLOOD STREET, BURGATE, FORDINGBRIDGE SP6 1NB
DESCRIPTION: 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)
DECISION: Granted

Tree Work Decisions

Application No: CONS/23/0020

Site: CORVEDALE, BICKTON LANE, BICKTON, FORDINGBRIDGE, SP6 2HA
Decision: Raise No Objections

6. To consider new Planning Applications

23/10067	THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1EZ	Mr Pover - The Burgate School
<p>Refurbishment of Artificial Grass Pitch (AGP) consisting of: new fencing, replacement of 8 column floodlighting system with 6 column LED system plus 2 no. street lights to existing access path replacement of sand filled carpet with 3G system, new end goal recess areas; new spectator area; new maintenance storage container</p>		
<p>Cllr Anstey presented this application, saying that the new AGP will offer a variety of football pitches and training areas within the same enclosed playing space, to support development plans into grassroots football.</p>		
<p>The proposed facility is to be installed and maintained by The Burgate School. Its priority is to provide sport and play provision for pupils and the local community. The refurbishment of the existing synthetic pitch will expand and improve the facilities available at the school and within the wider community, thus encouraging a wider range of participants.</p>		
<p>The proposed facility will be for both school and community use. The school is currently open for community sports use and the proposed facility is proposed to have the following hours of use, in line with similar facilities.</p>		
<ul style="list-style-type: none"> • Monday to Friday 8.00am – 22.00pm. • Saturday 8.00am – 20.00pm. • Sunday and Bank holidays 8.00am – 20.00pm 		
<p>Cranborne Chase and West Wiltshire Downs AONB had commented that the reduced lighting spill is to be welcomed, but there are still a number of concerns. There seems to be no cognisance of the fact that The Burgate School is in close proximity to an International Dark Sky Reserve (IDSR). They recommended that in this situation and with the recorded dark skies, the new lighting should achieve Environmental Zone E1, with zero upward light emissions of 0% and CCT 2700K. CCAONB therefore strongly advises that the lighting should be adjusted to achieve those criteria. They also recommended that NFDC apply a planning condition that ensures no changes or additions to the lighting are permitted without the explicit permission of the LPA in order to enable the LPA to be confident that any changes comply with the current criteria for Environmental Zone E1.</p>		
<p>Cllr Anstey reported that the Environmental Health Officer had no objections, provided conditions on noise and lighting are imposed. However, the EHO recommended revisiting the lighting plan if the location proves to be in Environmental Zone E1, rather than Environmental Zone E2 as originally thought.</p>		
<p>Councillors commented that this would be a great asset for Fordingbridge. They would like to see the community use included in a legal agreement and to have sight of the agreement as it moves through the legal process.</p>		
<p>The Deputy Head of The Burgate School spoke, asking for support from the Council, and emphasising the strong community engagement that is already taking place locally and the need for sport for the whole community, not just for the school. The total cost of the project will be £735k, with the school providing £40k. The majority of the funding (70%) is expected to come from the Football Association. The Deputy Head said this facility will be a huge asset to Fordingbridge and the community and will open up sports facilities and green spaces to the community.</p>		
<p>The Facilities and Investment Manager at Hampshire Football Association confirmed that Applemore School share facilities with the community and that the school run this themselves, rather than using an external company. The Burgate School Business Manager emphasised</p>		

that in a similar way, the facilities at The Burgate School will be open to the community and will be sustainable. Hants FA confirmed that there are sinking funds in place, it meets the modern FA guidance and that football and rugby are very strong in the town.

The Facilities and Investment Manager at Hampshire Football Association said that there is no Playing Pitch Strategy in the New Forest to back up the Local Plan. The FA have requested a Playing Pitch Strategy from NFDC and regret that it is not forthcoming.

Cllr Jackson commented on the shortfall in funding and asked where this money would come from. The FA hope this would come from a grant from NFDC.

Cllr Anstey proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED: to recommend PERMISSION under PAR3 as this application provides an excellent sports facility and associated benefits for Fordingbridge; both for pupils at The Burgate School and for the local community.

[All representatives from The Burgate School, the FA and the member of public left the meeting.]

23/10132	79 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RE	Mr & Mrs Rodgers
Erection of a two-storey rear extension and a first-floor side extension, replacement of existing cladding on front elevation		
Cllr Lewendon presented this application, reporting that FTC recommended refusal on a previous application for 79 Allenwater Drive, because of the large blank wall (elevation) and the application being too large in the street scene.		
The previous application 21/11331 was refused by NFDC for the reasons below and these issues were discussed during the meeting.		
<p>1 By reason of its form, scale and appearance, the positioning of the proposed extension would appear overly prominent, inappropriate and imposing in its setting, to the detriment of the character and appearance of the area, including the harmful impact upon the open character of the Public Open Space to the east. The resulting development would also negatively impact upon the neighbouring property (number 77 Allenwater Drive), by virtue of the large expanse of wall along the shared boundary which would create a sense of enclosure and overbearing impact, to the detriment of this neighbours residential amenity. Therefore the proposed development would be contrary to Policy ENV3 of the Local Plan 2016 - 2036 Part 1: Planning Strategy for the New Forest District outside the New Forest National Park and the provisions of 21/11331 the Fordingbridge Town Design Statement.</p> <p>2 The proposed extension would be in close proximity of a mature Oak tree which provides amenity to the surrounding area. It has not been demonstrated that the proposal would not encroach upon the root protection area or result in significant, unnecessary future pressure to prune or fell the tree. Therefore due to the proximity of the proposed extension to this tree, it is likely to lead to the loss of this tree which would be detrimental to the character and appearance of the area undermining its local distinctiveness. The proposal is therefore contrary to Policy ENV3 of the New Forest District Council Local Plan Part 1: Planning Strategy.</p>		
Cllr Lewendon reported that the existing extension would be knocked down in order to build the new extension.		

Cllr Anstey proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend REFUSAL under PAR4 for the same reasons as given in the previous application as nothing has changed and the same concerns remain.

<After the meeting, it was noted that FTC had recommended permission under PAR3 rather than refusal, on the previous application 21/11331, with the reason given that it maximised the living space. The Chair recommended that this application be reconsidered by FTC at a future meeting.>

23/10197	20 PENNYS LANE, FORDINGBRIDGE SP6 1HQ	Mr & Mrs Adamson
Two-storey side extension with front and rear dormer windows and a small skylight		
The Asst Clerk presented this application in Cllr Wilson's absence. The extension would allow extra living space, the bathroom to be moved upstairs and the extension would reach to 90cm from the boundary fence.		
Cllr Hinton proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as there are no adverse effects on the amenities or the neighbourhood. All in favour.		

23/10115	ROSEMARY COTTAGE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1LZ	Mr Forknall
Repair and replace structural timber frame members comprising 2x oak post in kitchen, corner post repairs and reinstatement, cutting out and spliced repairs of rotten timbers, 2x new beams (living room) to support existing joists disconnected from outer walls; replace circa 25% of sole plate, replace circa 50% of wall plate, repair and reinstate purlins; repair and reinstate ridge beam; remove and replace thatched roof finish and battens to allow frame and wall plate repairs; reconstruct failed hipped roof; repair and replace roof timbers; replacement casement windows; reconfigure south dormer window (landing); new chimney pot to existing stack and repoint chimney; remove chimney stack and make good (study/guest room); reduce external ground floor levels locally to building to clear airbricks; block up study door; reinstate hall/study door; remove ground floor internal timber window boxing; repair wattle panels; remove modern wall finishes and reinstate with lime render; replace timber floor boards & joists to bedroom & study (Application for Listed Building Application)		
Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as these are essential repairs to a listed building.		

23/10076	Station Mill, Ashford Road, Fordingbridge SP6 1BY	John Loader (Badminton Feeds)
Installation of a roof-mounted solar PV system (Prior Approval Application)		
Members supported this application and commented that it is good to see environmentally friendly planning initiatives in the town.		

23/10127	10 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ	Mr & Mrs Tippen
Single-storey rear extension; single-storey side extension (Lawful Development Certificate that permission is not required for proposal)		
FOR INFORMATION ONLY		

7. To consider new Tree Works Applications

Members considered the following New Forest National Park tree works applications.

Case Number 23/00295CONS
Proposal Cut up and clear 1 x Malus SSP tree (Storm damaged - shown as T1 on plan)
Fell 1 x unknown species (Dead - shown as T2 on plan for information only)
Fell 1 x Indian Bean Tree (shown as T3)
Fell 1 x Contorted Willow (shown as T4)
Pollard 1 x Pittosporum (shown as T5 for information only)
Site Avonside, SOUTHAMPTON ROAD, FORDINGBRIDGE, FORDINGBRIDGE, SP6 2JT

Case Number 23/00315CONS
Proposal Prune 1 x London Plane tree
Fell 1 x Common Ash tree
Prune 1 x Sycamore tree
Site Avonside, SOUTHAMPTON ROAD, FORDINGBRIDGE, SP6 2JT

8. To consider any Licensing Act 2003 applications

No licensing act applications.

9. To note any items of correspondence

The Strategic Sites update for March has been received – please see appendix.

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

A new tree preservation order TPO/0025/22 Land of 23 Green Lane, Fordingbridge, SP6 1HU was confirmed by the New Forest District Council without modification on the 23rd day of February 2023.

Cllr Lewendon asked how much NFDC paid for the new Council houses on the Metis Homes estate and queried whether NFDC would have instead been better to purchase land and build new Council houses themselves.

Action: Clerk to ask NFDC how much was paid for new Council houses on the new Metis Homes estate.

Councillors asked for an update on the Salisbury Road / A338 junction which has been left unfinished.

Action: Clerk to contact Hampshire Highways about the Salisbury Road / A338 junction

Cllr Lewendon reported that the Waverley Road bus stops have been closed due to the Giganet works taking place there.

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

The meeting closed at 20.28pm.

Strategic Sites Update (March 2023)

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

The developer has informed us that the tree planting has commenced. I will check this against our remedial plans the next time I visit site.

The landscapers were on site and were installing the maintenance bay inside the agreed area by the gate in the Western SANG. There has been some discussion about how this should be carried out.

There is an area in the North-Eastern section of the site where drainage installation works have recently been carried out. This is in conjunction with the site at Burgate Acres. The land needs to be made good and grass seeding carried out. The developer has been informed of this and they will be carrying out the works imminently.

Our Open Spaces Officer is continuing to liaise with Fordingbridge Town Council and the Developer regarding the transfer of the allotments.

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

FORD1 – Occupation Status – 3rd March 2023



Occupation Status

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

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

Plots 1-5 have commenced construction. They are at ground floor level. Plots 6-15 are at roofline. They have commenced their interior works.

Plots 29, 30, 33-35 are at first floor level. The car parking for this area is currently being constructed. Plots 20-28, 31 and 32 are at ground floor level. Plots 16-19 have their slabs in.

Plots 36-38 are at ground floor level. 39-40 have their slabs in. 47-61 have their foundations, drainage and water service points in. The parking spaces for Plots 52 and 53 have been constructed. The access road to Plots 58-63 is being constructed. Plots 62 and 63 have their slabs in.

The tree protection remains in place across the site to protect the open space areas and tree root protection zones. I checked one area to the South of the development with the Planner.

Tree planting has been programmed in and I have been informed that it will be completed by the end of March, during the planting season.

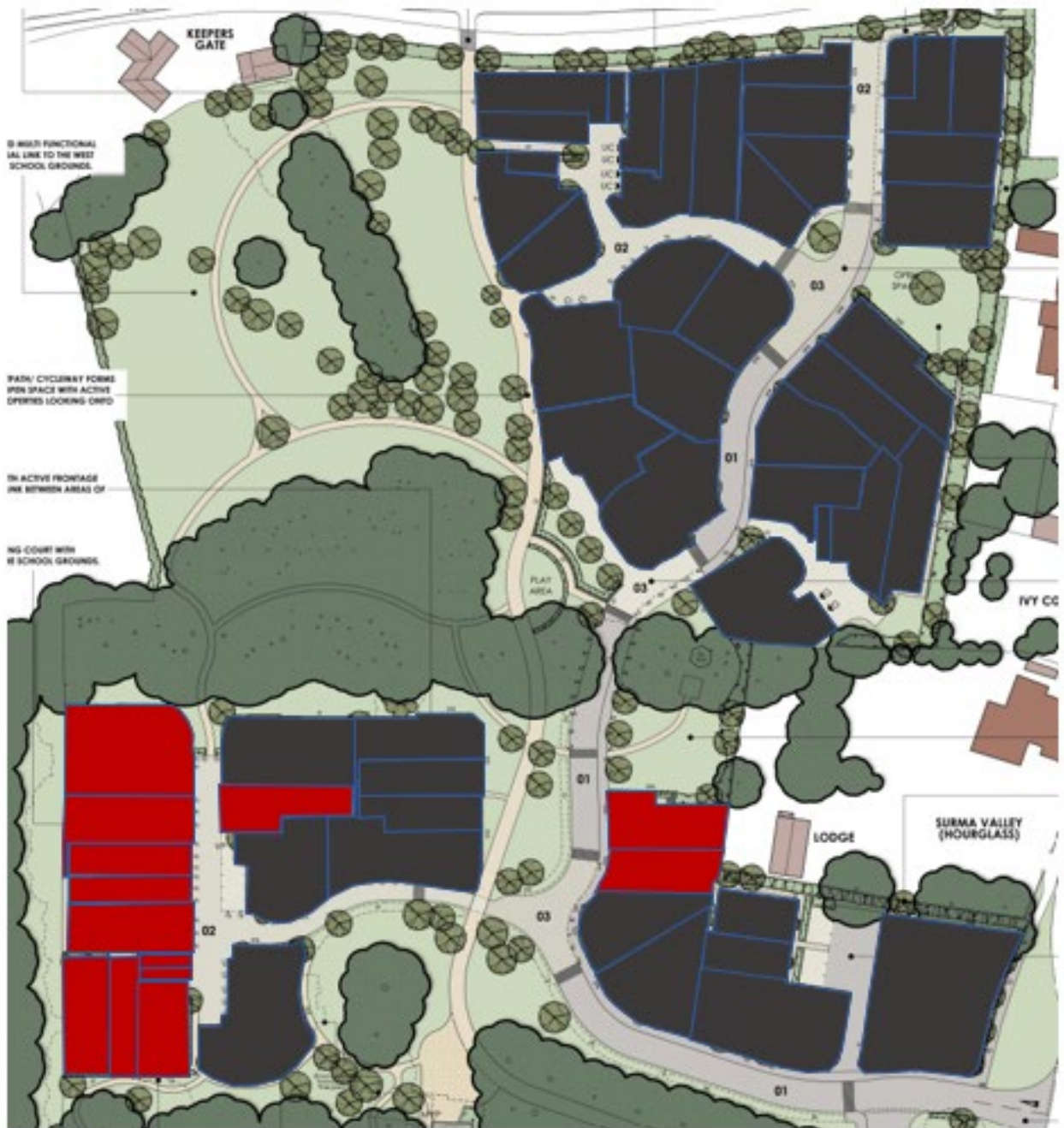
The developer is continuing work on the ANRG (Alternative Natural Recreational Greenspace).

There are no problems with noise.

I saw a road sweeper cleaning the roadway outside the site, but the road inside the site hadn't been cleaned and this was causing dust when the delivery lorries were coming in. I have raised a complaint to the developer's office as this needs rectifying.

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 – 21st February 2023



Occupation Status

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