

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 17th May 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Bailey, Cameron, Hale, Hinton, Jackson, Lewendon, Perkins, Shering,
White and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Cllr Phil Woods, NFDC
2 Neighbours of applications 21/11559 & 21/11560
2 Applicants for 23/10389
1 Applicant for 23/10326
16 Members of Public

1. To elect a chair

Cllr Jackson proposed and it was seconded by Cllr Hale and therefore **RESOLVED**: that Cllr Paton be elected as chair of the Planning Committee. All in favour.

2. To elect a vice chair

Cllr Wilson proposed and it was seconded by Cllr Cameron and therefore **RESOLVED**: that Cllr Lewendon be elected as vice chair of the Planning Committee. All in favour.

3. To receive any apologies for absence

Apologies were received from Cllr Millar.

4. To receive any Declarations of Interest

Cllr Cameron declared an interest in planning application 23/10316 as she had already submitted her comments on this application to NFDC. She would leave the room during this application and not speak or vote.

5. To confirm the minutes of the meeting held on 19th April 2023 and report any matters arising

Cllr Hale proposed and it was seconded by Cllr Hinton and therefore **RESOLVED**: that the minutes of the meeting held on the 19th April 2023 be signed as a true record. No matters arising.

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

No matters raised.

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

[Cllr Perkins entered the meeting during this agenda item.]

Application 23/10216

SITE: 55 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Change of use from retail (Class E) to Sui Generis use for a escape room type venue (Application for Listed Building Consent)
DECISION: Withdrawn by Applicant

Application 23/10215

SITE: 55 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Change of use from retail (Class E) to Sui Generis use for a escape room type venue
DECISION: Granted Subject to Conditions

Application 23/10214

SITE: 55 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Non illuminated front fascia board; add one door decal (Application for Advertisement Consent)
DECISION: Granted Subject to Conditions

Application 23/10213

SITE: 55 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Non illuminated front fascia board; add one door decal (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 23/10273

SITE: 8 MERTON CLOSE, FORDINGBRIDGE SP6 1HB
DESCRIPTION: Conversion of existing garage with small rear extension with a link from the main house
DECISION: Granted Subject to Conditions

Application 23/10409

SITE: LAND SOUTH OF SOUTHAMPTON ROAD, EAST MILLS, FORDINGBRIDGE SP6 2JR
DESCRIPTION: Agricultural storage building (Agricultural Prior Notification)
DECISION: Details not required to be approved

Application 23/10222

SITE: 27 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES
DESCRIPTION: Single-storey extension to side and rear of property; alteration to rear first floor bay window
DECISION: Granted Subject to Conditions

Application 23/10303

SITE: 12 PARK ROAD, FORDINGBRIDGE SP6 1EQ
DESCRIPTION: Rear single-storey extension; side porch to back door
DECISION: Granted Subject to Conditions

Application 23/10311

SITE: 19 BURGATE FIELDS, FORDINGBRIDGE SP6 1LR
DESCRIPTION: Replacement of existing single storey rear extension
DECISION: Granted Subject to Conditions

Application 23/10334

SITE: OAKLANDS MANOR, MARL LANE, FORDINGBRIDGE SP6 1JR
DESCRIPTION: Replacing existing conservatory with new orangery (Application for Listed Building Consent)
DECISION: Withdrawn by Applicant

Tree Work Decisions

No tree works decisions.

8. To consider new Planning Applications

23/10316	SS16 LAND NORTH OF, STATION ROAD, FORDINGBRIDGE SP6 1JW	Mrs Thompson - Cala Homes (Thames) Ltd
<p>206 dwellings (including affordable housing provision), new pedestrian and cycle routes, landscaping, parking, public open space, Alternative Natural Recreational Greenspace, improvement of existing access, drainage and all other necessary on site infrastructure</p>		
<p>Cllr Cameron left the meeting for this item only. Cllr Hinton gave a thorough presentation of this application.</p>		
<p>Cllr Hinton reported that there had been 150 written representations from members of the public, all objecting to the proposed development.</p>		
<p>Several members of the public then spoke at the meeting against the application.</p>		
<p>Cllr Hale proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend REFUSAL under PAR4 for the following reasons. All in favour.</p>		
<p>Development</p> <ul style="list-style-type: none"> • This planning application should not be considered in isolation. There are 6 other applications for large developments in Fordingbridge either already approved or in the process of gaining permission. The cumulative impact on the town will be huge, and severe. • The density of housing is consistent with an urban development, not a rural market town close to a National Park. • Proximity of new houses to existing houses in Ashford Close. There will be unacceptable overlooking and loss of privacy and light. 		
<p>Highways</p> <ul style="list-style-type: none"> • Heavy construction traffic is not suitable for Fordingbridge High Street, nor is it suitable for the alternative residential roads. • The road from Fordingbridge to the site is narrow and there is insufficient space for vehicles to pass safely in places. Increased traffic flows will exacerbate this. • There are already many minor collisions along this road, but these are going unreported so would not be included in the official statistics. • The expected trip numbers appear to be far lower than they should be, especially at peak times. There is also no accounting for the number of home deliveries – according to Whistl, 81% of UK households are signed up to subscription services. <u>Fordingbridge Town Council would like to challenge the data used.</u> • The proposed access/egress to the new development comes straight out on a fast-flowing road and quickly approaches an already busy junction at Normandy Way. Plus, opposite the Normandy Way junction is the access point for an operational fire station. Increased traffic flow could impede and slow down the fire engines' exit on emergency calls. Traffic light signalling may need to be considered to manage this. • The Highways report is inadequate. If one compares it with the report for the earlier application on the site, it would appear that many of the problems within the town centre and residential roads identified have miraculously disappeared. • There is insufficient information regarding the impact on Highway safety and capacity to demonstrate it will not be severe. This is mentioned on page 8 of the Highways report. 		
<p>Public Transport</p> <ul style="list-style-type: none"> • There is no bus stop at the site. The nearest bus stop is 1km away. 		
<p>Green Space</p> <ul style="list-style-type: none"> • Loss of green space and wildlife habitats. 		

- Lack of biodiversity enhancement.
- No formal open space provision on this site.

Infrastructure

- Lack of facilities and services in the town to accommodate extra residents.
- The doctors and dentists are already at capacity. In addition, there is already a problem in recruiting new staff to vacant roles.

[13 Members of public left the meeting]

21/11559	47-49 High Street, Fordingbridge SP6 1AS	Mr Stretch
Ground floor rear extensions, the internal reconfiguration to form a shop at ground floor level; 3x flats (1x 2-bed, 2x 3-bed) at ground, first & second floor level; associated external alterations and hard & soft landscaping (AMENDED REASON TO ADVERTISE)		
Cllr Wilson presented this application, reporting that the existing building is within the Fordingbridge Conservation Area and Grade II Listed. She said that in the past the whole of the ground floor has been used as a shop, storage, and facilities. The first and second floor are currently a 5-bed flat. The proposal is to extend the rear of the property and convert half of the shop, storage, and facilities into a 3-bed flat, first floor into a 2-bed flat and part of the first and the whole of the second floor into another 3-bed flat.		
On 9 th December 2021 FTC recommended refusal of this application under PAR4 for the following reasons:		
<ul style="list-style-type: none"> • The loss of shop area • Overdevelopment • Intrusive to neighbours • Lack of car parking • Proposed design 		
Cllr Wilson reported that on 16 February 2022 the case officer wrote to the agent outlining some further information required. In May 2022 the case officer again wrote requesting further details. In August 2022 the applicant sent amended plans. In August 2022 the case officer wrote to the agent about phosphate mitigation schemes and the need for an agreement to a condition and made a request that the applicant agree to an extension until November 2022. The case officer left the NFDC in September 2022.		
The Applicant did not respond to the request for extension and no correspondence is posted on the website. On 29th March 2023 (seven months later) Fordingbridge Town Council wrote to the NFDC to complain about the condition of this Listed building in the main shopping area. And so, on 5th April 2023 an officer wrote to the Agent "I am currently in a position to refuse the applications under delegated powers unless you wish to withdraw the current scheme pending a resubmission."		
Cllr Wilson pointed out that this application was received on 17th November 2021, i.e. a year and a half ago. Government policy Planning guarantee states "No application should spend more than a year with decision makers. For overall credibility of the planning system, extensions of time should be the exception." Cllr Wilson emphasised that this is not a major application nor is it complex.		
Cllr Wilson said that if an application is unacceptable in principle, as she believes it is, then this application cannot be modified to become acceptable. The two sets of modifications may have gone some way to satisfy the conservation officer's concerns, but they have done nothing to change the main concerns. Cllr Wilson said that this application should have been determined within the statutory period.		

Cllr Wilson proposed and it was seconded by Cllr Bailey and therefore RESOLVED: to recommend REFUSAL under PAR4 due to the poor standard of amenity and accommodation to future occupants. FTC also wish to complain that this application should have been decided within the statutory time period. All in favour.

21/11560	47-49 High Street, Fordingbridge SP6 1AS	Mr Stretch
Ground floor rear extensions, the internal reconfiguration to form a shop at ground floor level; 3x flats (1x 2-bed, 2x 3-bed) at ground floor, first & second floor level; associated external alterations (Application for Listed Building Consent)(AMENDED REASON TO ADVERTISE)		
Cllr Wilson proposed and it was seconded by Cllr Bailey and therefore RESOLVED: to recommend REFUSAL under PAR4 due to the poor standard of amenity and accommodation to future occupants. FTC also wish to complain that this application should have been decided within the statutory time period. All in favour.		

23/10389	CORVEDALE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr and Mrs Howorth
Two-storey side extensions; fenestration and dormer alterations		
Cllr Lewendon reported that there was a small extension in 1993 for an office / study to the rear of the garage. He reported that the high-pitched roof shown in the plans increases the area for another bedroom.		
Cllr Hale proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as this is an improvement to the property and doesn't impact others. All in favour.		

23/10388	SELWYN, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG	Edgewater Aquisitions Ltd
Demolition of existing outbuildings; erection of 2x detached dwellings (Details of appearance, landscaping and layout of development granted by Outline Permission 20/11267)		
Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3. All in favour.		

23/10326	MARL COTTAGE, MARL LANE, FORDINGBRIDGE SP6 1JR	Mrs Liddiard
Variation of condition 2 of planning permission 16/10594 to allow amended design		
Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application doesn't affect any other property. 10 in favour, 1 abstention.		
<i>[3 members of public left the meeting.]</i>		

23/10306	32 PICKET CLOSE, FORDINGBRIDGE SP6 1JY	Mr Roppolo - New Forest District Council
Two-storey side extension to provide accessible bedroom and bathing facilities; extend existing drive for wheelchair access		
Cllr Hinton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no unacceptable impact on the neighbours or on the area generally. All in favour.		

23/10439	TOAD HOUSE, FROG LANE, FORDINGBRIDGE SP6 1BN	Mr & Mrs Hall
Side and front extension		
<p>Cllr Jackson presented this application, reporting that the maximum 30% extension allocation may already have been used and that the planning case officer will check this. He said that it is not visible from the road and there is no impact on anyone else.</p> <p>Cllr Jackson proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PAR5 - we are happy to accept the decision reached by the District Council's Officers under their delegated powers, with the additional comment that FTC is in support if the application is not breaching the 30% extension allocation. All in favour.</p>		

23/10473	5 THE PANTILES, FORDINGBRIDGE SP6 1DQ	Mr Telling
Side extension		
<p>Cllr Perkins presented this application, reporting that it was a small extension up to the fence. He did not know whether the eaves would overhang the neighbour's land.</p> <p>Cllr Paton proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 with the additional comment that FTC have concern over any potential overhang. All in favour.</p>		

23/10384	2 NEW COTTAGES, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NA	Mrs Anstey
Front porch (Lawful Development Certificate that permission is not required for proposal)		
FOR INFORMATION ONLY		

9. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: TPO/23/0210
Proposed Works: Ash x 1 Fell
Oak x 1 Reduce
Site Address: 7 Normandy Way, Fordingbridge, SP6 1NW

Case Ref: CONS/23/0228
Proposed Works: Ash x 1 - Reduce
Site Address: 31 High Street, Fordingbridge, SP6 1AS

10. To consider any Licensing Act 2003 applications

No licensing act applications.

11. To consider a response to the New Forest National Park Consultation on the statement of community involvement

The Clerk advised that consultation comments would be accepted until 5th June. Members decided not to comment as it would not affect Fordingbridge.

12. To note any items of correspondence

Strategic Sites update

Due to the Easter holiday, then the elections and potential change of councillors, NFDC decided to leave compiling a May report and have one ready for 1st June instead.

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

Pennyfarthing Homes responded to the Council's questions by email and suggested a meeting.

Action: Clerk to arrange a meeting of FTC in preparation for a meeting with Pennyfarthing Homes

Action: Clerk to arrange a meeting between FTC and Pennyfarthing Homes

14. To note the date of the next meeting as Wednesday 14th June 2023

The meeting closed at 21.03pm.