

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th July 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Lewendon - Chairman
Cllrs Cameron, Hale, Perkins, Shering, White and Wilson

In attendance: Rachel Edwards, Asst Town Clerk
1 Member of Public

1. To receive any apologies for absence

Apologies were received from Cllrs Paton, Bailey, Hinton, Jackson and Millar

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 14th June 2023 and report any matters arising

Cllr White proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 14th June 2023 be signed as a true record.

Matters Arising

Agenda item 10 - The Conservation Officer advised that the changes to The Old Police Station on Station Road would require listed building consent, so has passed the matter onto the enforcement team.

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 P/OUT/2023/01166

SITE: Land To The South Of Ringwood Road Alderholt
DESCRIPTION: Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural green space (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)
DECISION: Refused

Application 23/10473

SITE: 5 THE PANTILES, FORDINGBRIDGE SP6 1DQ
DESCRIPTION: Side extension
DECISION: Granted Subject to Conditions

Application 23/10342

SITE: BARTON HALL, BARTONS ROAD, FORDINGBRIDGE SP6 1FH
DESCRIPTION: Replace damaged outside kitchen door to flat 6 (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 23/10514

SITE: THE BARN (Opposite Lansdowne House), MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX
DESCRIPTION: Changes to the elevations and roof of the existing agricultural barn (Retrospective)
DECISION: Refused

Application 23/10515

SITE: 2 PARK ROAD, FORDINGBRIDGE SP6 1EQ
DESCRIPTION: Variation of condition 2 of planning permission 22/10148 to allow amended plans relating to design changes and repositioning of plots 3 and 4.
DECISION: Withdrawn by Applicant

Tree Work Decisions

Case Ref: TPO/23/0210
Proposed Works: Ash - fell to ground level
 Oak - reduce limbs 2.5 - 3m
Reason for Works: Showing signs of ash die back
 To remove end weight and overhang the garage
Site Address: 7 NORMANDY WAY, FORDINGBRIDGE, SP6 1NW
Decision: Grant

Case Ref: R14/15/23/0308
Site Address: LAND NORTH OF, STATION ROAD, FORDINGBRIDGE, SP6 1JW
Decision: Exempt Works

6. To consider new Planning Applications

23/10518	SS18 LAND NORTH OF AUGUSTUS AVENUE AND WEST OF THE A338 SALISBURY ROAD, NORTH OF BURGATE	Pennyfarthing Homes Limited
Construction of link road from Augustus Avenue to the A338, forming part of the SS18 allocated site, including landscaping, permanent and temporary drainage infrastructure and other associated infrastructure (enabling early delivery of the highways infrastructure of hybrid application reference 21/11237)		
<p>Cllr Hale presented this application.</p> <p>Through hybrid planning application 21/11237, a key concern was at which point in the phased development the road linking Augustus Avenue and the A338 would be open to traffic. It was ultimately agreed through discussions with NFDC and HCC that the road would be brought forward at an early stage in the phased development. Draft condition 12 requires the link road to be operational prior to occupation of the 59th dwelling.</p> <p>Pennyfarthing Homes however is seeking to bring forward the road at the earliest stage possible. Whilst the legal agreement for the Hybrid application is being progressed, this application is submitted with full details of the road as a separate application. This will enable its early implementation.</p>		

Cllr Hale reported that approximately 45 representee responses have been stated as objections. Concerns include the increase in traffic through the Augustus Park development, lorries driving through residential areas, increased risk of flooding to surrounding areas, effects on wildlife and increased light pollution and noise. Burgate residents are concerned about the effects on their older properties and Augustus Park residents state they were not told about development plans when purchasing their newer properties.

Consultee comments have been submitted as follows:

- HCC Minerals – all extraction of minerals must be recorded.
- Go South Bus Company – supports proposals and will run buses.
- AONB – concerns about increased lighting, and traffic to AONB.
- HCC Surface Water – have requested details on two concerns.
- NFDC Environmental Health – no contaminants. No special measures.
- Environment Agency – no objection.
- HCC Rights of Way – holding objection subject to further information.
- NFDC Open Spaces – some work needed on SUDS and swales.
- NFDC Landscapes – principle is established. Planting to be developed.
- NFDC Trees – no trees with TPOs impacted by these proposals.
- NF Park Authority – SS18 principle established in Local Plan.
- NF Park Authority – comments on lighting and boundary treatment.
- Active Travel England – requests further assessments.
- NFDC Conservation – harm to setting of listed buildings and context.
- Environmental Health – concerns about noise, light, and air quality.

The Ecologist made the following comments:

- Biodiversity Net Gain – overall satisfied with proposals.
- Amphibians and Great Crested Newts – SUDS enhance this area.
- Badgers – Sett A not affected – Sett B to be moved under licence.
- Badgers – Ecologist is satisfied with proposed mitigation.
- Bats – some disturbance from increased lighting.
- Bats – green corridor for bat commuting and foraging.
- Birds – Management Plan sets out mitigation during construction.
- Reptiles – low potential. Plan sets out mitigation.

Hampshire Highways made the following comments:

- Walking and Cycling – ensure paths are compliant with LTN1/20.
- Crossing Provision – allowance for tactile surfaces and visibility splays.
- Public Transport – new bus route – include layby and shelter.
- Side Roads – standard splays could be reduced.
- Construction Traffic – possible temporary access via Middle Burgate.
- Temporary access must comply with access criteria.
- Alternative is access via town roads and Augustus Park.
- PFH to provide details in Construction Traffic Management Plan.

Members discussed the road having pinch points to reduce the dangers of it becoming a rat run and whether this would be possible if it were a bus route. They agreed to invite a representative from the bus company MoreBus to attend a Council meeting.

[Cllr Perkins entered the meeting during Cllr Hale's presentation.]

Cllr White proposed and it was seconded by Cllr Shering and therefore RESOLVED: to recommend PAR5 - we are happy to accept the decision reached by the District Council's Officers under their delegated powers. Members noted that information is still missing from the application – HCC Surface Water have requested details on two concerns, Active Travel England have requested further assessments, HCC Rights of Way are holding objection subject

to further information and Environmental Health have concerns about noise, light and air quality. While Fordingbridge Town Council have previously said they are in support of a link road in principle, the details of this application are too vague. All in favour.

[The member of public left the meeting.]

23/10666	THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1EZ	Mrs Wilcox - Burgate School
Provision of new sports changing rooms; staff offices; equipment stores; activity room and associated parking.		
<p>Cllr Wilson presented this application for a building to provide new changing facilities, along with a community activity space, a kitchen, and an office for teaching staff. The existing area proposed for development is used as hard standing to provide parking for the school's minibuses. The reuse of this area will minimise the impact on green spaces within the school grounds. The proposed building is designed as a standalone building, for the use of the school and local sports clubs including Fordingbridge Turks (FC) and Fordingbridge Rugby Club, along with other local sports groups and teams. To support this application an Energy Statement has been prepared and submitted. This document highlights the low-energy credentials of the proposed building. On-site renewable energy is proposed in the design using photovoltaic panels located on the roof. The proposed new building has an external footprint of 271m² and a gross internal floor area of 256m². The external appearance of the proposed building has been carefully considered. The building is timber clad to blend in with the rural setting, with dark grey roof, windows, doors, fascia, soffits and guttering for a modern but subtle appearance.</p> <p>Cllr Hale proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as it will be a useful facility for the school and the town. All in favour.</p>		

23/10425	KHANDALA, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr. Yates
Increase height of chimney to include a chimney pot to match existing		
<p>Cllr White presented this application to raise the height of the chimney to meet fire regulations and bring the central fireplace back into use.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Shering and therefore RESOLVED: to recommend PERMISSION under PAR3 to comply with current fire regulations. All in favour.</p>		

23/10572	KHANDALA, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr. Yates
Increase height of chimney to include a chimney pot to match existing (Application for listed building consent)		
<p>Cllr White presented this application to raise the height of the chimney to meet fire regulations and bring the central fireplace back into use.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Shering and therefore RESOLVED: to recommend PERMISSION under PAR3 to comply with current fire regulations. All in favour.</p>		

23/10636	95 STATION ROAD, FORDINGBRIDGE SP6 1BU	Mr Smith
Removal of condition 2 of planning permission 99/66979 to allow vehicle access from Station Road (retrospective)		
Cllr Lewendon presented this application to allow vehicle access from Station Road.		
Cllr Shering proposed and it was seconded by Cllr Cameron and therefore RESOLVED: to recommend REFUSAL under PAR4 due to the dangers posed to pedestrians and road users, and to avoid setting a precedent. All in favour.		

7. To consider new Tree Works Applications

No tree works applications.

8. To consider any Licensing Act 2003 applications

Members considered the following licensing act applications.

Our Ref:	TEN 10596 / LICTE/23/02929 - VL
Date:	19 June 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	01/07/2023 19:00:00 to 01/07/2023 22:00:00
Premise Address:	St Marys Church Hall, Church Office, 62 Church Street, Fordingbridge, SP6 1BE
Applicant Details:	David Hawkins
Event Details:	Choral work with paid bar The sale by retail of alcohol The provision of regulated entertainment 01 July 2023 19:00 hrs to 22:00 hrs 150 persons

Our Ref:	TEN 10649 / LICTE/23/03271 - SH
Date:	30 June 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	25/09/2023 10:00:00 to 27/09/2023
Premise Address:	Event Field, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Cranborne Chase Cider Bill Meaden Cranborne Chase Cider Bill Meaden
Event Details:	Steam and Vintage Show in Event Field Cranborne Chase Cider - Cider Shack 25th to 27th September 2023 10:00hrs to 01:00hrs 499 persons

Our Ref:	TEN 10678 / LICTE/23/03458 - SH
Date:	07 July 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	22/07/2023 12:00:00 to 22/07/2023 18:00:00
Premise Address:	Fordingbridge Recreation Ground Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Neil Rogers
Event Details:	Duck Race Sales of alcohol 22nd July 2023 12:00hrs to 18:00hrs 499 persons

9. To note any items of correspondence

The Strategic Sites Update for July has been received – see appendix.

Metis Homes advised that the final phase of off-site highway works associated with the new 'Forest Edge' development will soon commence. (Planning application 20/10228 - Land at BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX)

This final phase of works includes:

- Planing off and resurfacing the junction of Burgate Fields with Salisbury Road
- Final surfacing and application of road markings associated with the new access onto the A338
- Final surfacing of footpaths along Burgate Fields
- Removal of the traffic island separating the bus stop from the A338, extension of the grass verge, and road markings adjusted accordingly.
- Final surfacing of footpaths along the A338

Permission has been secured from Hampshire County Council to carry out these works over a 4-week period from Monday 24th July 2023. During this period, there will at times be temporary traffic lights in operation along the A338 to create a safe working space for the contractor.

In addition, for a short period of time, it will be necessary to close the junction of Burgate Fields with Salisbury Road to traffic to allow for the planing off and resurfacing required to this junction. It is anticipated that this junction will be closed between 9.00am and 4.00pm on Tuesday 25th July 2023. Whilst this junction is closed, parking for residents of Burgate Fields will be available in the spur road serving the school, with access/egress to this spur road being available via our new access onto the A338.

Councillors discussed the proposed bus route to service the new developments and requested a meeting with MoreBus to discuss.

Action: Clerk to arrange a meeting with MoreBus

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

The Clerk has approached four companies to seek advice on the implications of the management requirements of the approved Landscape and Ecological Management Plan (LEMP) and the possible cost of the management requirements for a 30-year period for the open spaces at the new Tinkers Cross development.

Cllr Wilson asked that boreholes be considered as part of discussions with Pennyfarthing Homes regarding the open spaces on the Tinkers Cross development.

Members asked if the Whitsbury Road Farm Shop has a music licence. The Farm Shop occasionally holds live music events outdoors in close proximity to a residential area.

Action: Asst Clerk to enquire

Cllr Lewendon reminded members of the LCWIP (Local Cycling and Walking Infrastructure Plan) briefing between 4pm-6pm on Monday 17th July via Microsoft Teams. Cllr Wilson was concerned that a cycle route would run along Allenwater Drive which she reported as having four blind bends.

Cllr Wilson noted that work had begun at 2 Park Road, Fordingbridge for 4 detached dwellings with associated garages/parking and landscaping, under planning application 22/10148.

11. To note the date of the next meeting as Wednesday 9th August 2023

The meeting closed at 20.38pm.

Strategic Sites Update (July 2023)

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

Planning Permission Ref: 17/10150 – 145 dwellings

Developer: Pennyfarthing Homes

Discussions are ongoing regarding items that will comprise a defects list and an associated sum of money to be paid to NFDC to undertake the required works at a suitable time. This includes the failed/missing planting across the site. The Planner is currently awaiting a response from the developer as to what should be included so that we can price up the work.

We have had a complaint about a resident who has been using different areas of the development to graze their horse both in the allotments and the SANG (Suitable Alternative Natural Green space). The developer, as the owner of the land, is responsible for dealing with the matter. I have written to them stating that we have had a complaint, that it will be included in this report, and asking them what they intend to do about the situation and to update me accordingly. They are currently liaising with the housing association and the owner of the horse to resolve the matter.

The maintenance parking area has been improved, but it still has not been constructed as per the agreed details. The Planner is in discussion with the developer regarding this.

Our Open Spaces Officer continues to liaise with Fordingbridge Town Council and the Developer regarding the allotments.

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

FORD1 – Occupation Status – 30th June 2023



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 roads are clearer of mud along the stretch that is now occupied out to the main road. The roads inside the construction area do not appear to be cleaned as regularly. If we start getting problems with dust in the air that affects the workers, or the nearby residents/school I'll refer the matter to our Environmental Health department. They could involve the HSE (Health & Safety Executive) if required. I did see a road sweeper on site, but it doesn't appear to be regularly going inside the construction areas.

There are no problems with noise.

The wildflower seeding at the entrance to the site (on the bund to the left hand side) has not been carried out, or has failed. This can be dealt with in September, which can be a better time for seeding anyway.

The planting cannot be carried out usefully now without watering. I asked the site manager if they were planning to start planting the trees and shrubs in the POS (Public Open Spaces) areas in the forthcoming planting season and he said they would be.

The materials I requested to be removed from the POS tree protection zone adjoining plots 16-19 have been moved to a more suitable location on site.

Plots 48-53 have their foundations and service access points in.

Plots 59 and 60 have their slabs constructed.

Plots and 43-47, 54-58 and 61-63 are at ground floor level.

Plots 36-42 are at first floor level.

Plots 1-5, 16-19, 23-26, 31 and 32 are at roofline.

Plots 6-11, 20-22, 27-30 and 33-35 are at the internal and external stages.

Plots 13-15 are occupied.

Plot 12 is the Sales house.

I will check every house against their agreed details/elevations as the site progresses. I have checked and verified Plots 12-15 so far.

I noted that some of the required ecological features (swift boxes and the like) have already been installed on some of the houses. I will get copy of the plans/agreed details for these too and will verify that they are in situ as the site progresses. I will liaise with our Ecologist on this.

I spoke to the Sales Executive and she informed me of the following:

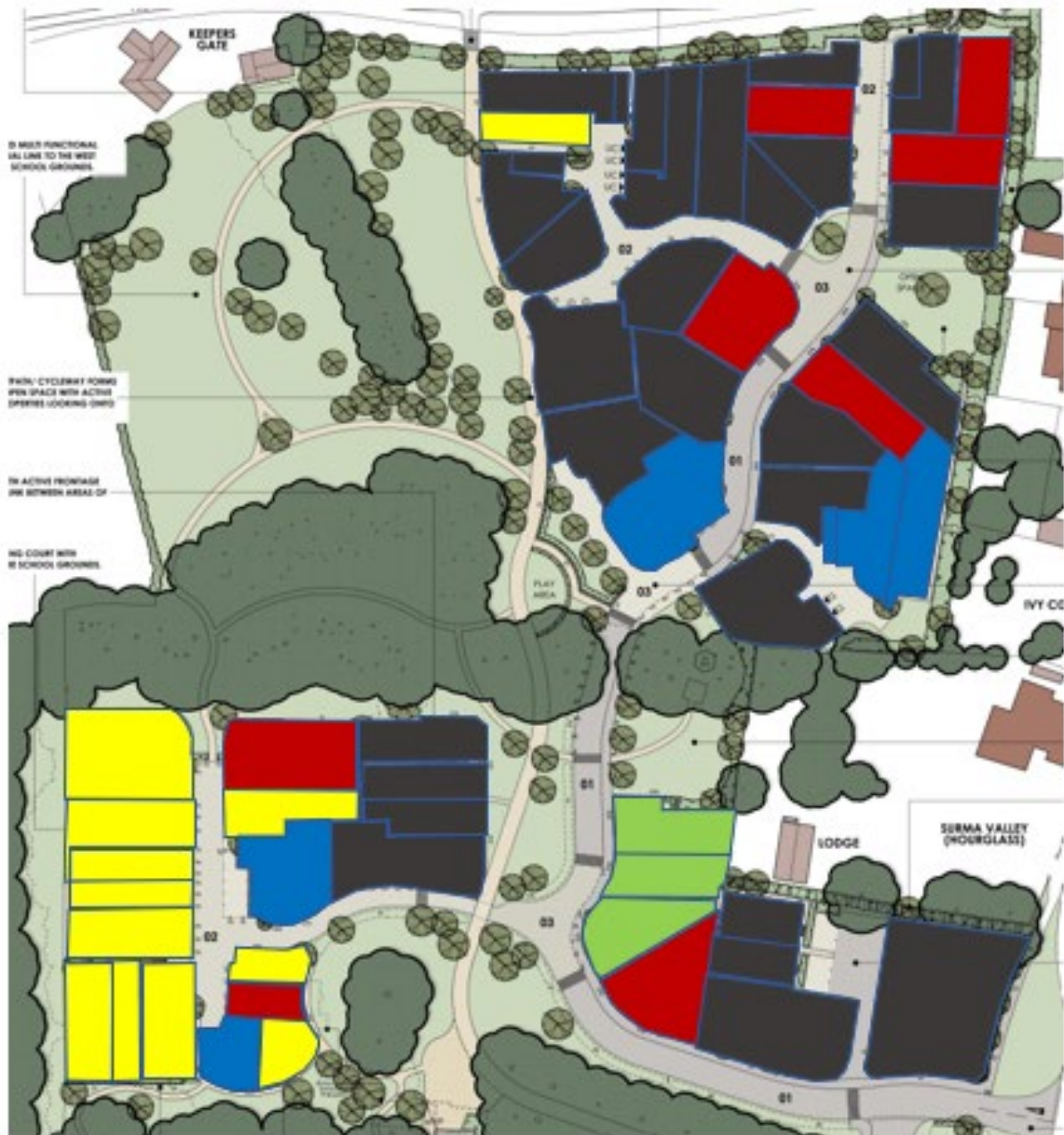
Plots 17, 28, 41, 44, 45, 48 and 58 have been reserved.

Plots 16, 18, 20-27, 31 and 55 have exchanged.


The next set of occupations are expected to be in October.

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 – 27th June 2023



Occupation Status

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

**SS17 – Land at Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge SP6
1NQ**

Planning Permission Ref: 20/11469 – 64 dwellings

Developer: Pennyfarthing Homes Ltd.

There was a complaint about the tree protection fencing being removed. This was dealt with by our Tree Officer and the fencing was in situ when I visited site today. I check each time I go on site.

The roads outside the site are clear of mud and debris.

The developer is still using their water bowser to alleviate and dust problems and they now have a waterless wheel wash on site to combat mud. It's a clever system whereby the soil/debris is loosened and shaken off the wheels due to the construction of the ramp the lorries drive across. The sections of the ramp are then lifted up and the debris removed.

The developer is trialling this system with a view to buying their own if it's successful.

There are no noise or dust problems on site.

Plots 5, 6, 11-14, 26-39, 42-44 and 56-61 are at foundation stage.

Plots 19-25, 40 and 41 have their slabs in.

Plots 50-55 and 62-64 are at ground level.

Plots 45-47, and 49 are at roofline.

Plot 48 is at the internal and external stages.

Plot 48 will be the show home and Plot 49 will be the sales room.

The roadway adjoining Plots 52-55 is being constructed.

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

Land at Tinkers Cross – Occupation Status – 22nd June 2023



Occupation Status

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