

## **FORDINGBRIDGE TOWN COUNCIL**

### **Minutes of a meeting of the Planning Committee held on Wednesday 13<sup>th</sup> September 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, Millar, Shering, Wilson and White

**In attendance:** Rachel Edwards, Asst Town Clerk  
The neighbour of application 23/10758  
2 Members of Public

#### **1. To receive any apologies for absence**

Apologies were received from Cllr Perkins.

#### **2. To receive any Declarations of Interest**

Cllr Hale declared an interest in planning applications 23/10860 and 23/10881 as these are adjacent properties.

Cllr Bailey declared an interest in application 23/10904 as this is on a family member's land.

#### **3. To confirm the minutes of the meeting held on 9<sup>th</sup> August 2023 and report any matters arising**

Cllr Wilson proposed and it was seconded by Cllr Millar and therefore **RESOLVED**: that the minutes of the meeting held on the 9<sup>th</sup> August 2023 be signed as a true record. 7 in favour, 4 abstentions

#### **Matters Arising**

Agenda item 3 – The Clerk has requested a meeting with MoreBus but no date agreed yet.

Agenda item 10 – The Clerk has requested a meeting with Stephen Belli but no date agreed yet.

#### **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 23/10439**

**SITE:** TOAD HOUSE, FROG LANE, FORDINGBRIDGE SP6 1BN  
**DESCRIPTION:** Side and front extension  
**DECISION:** Granted Subject to Conditions

##### **Application 23/10493**

**SITE:** COW KENNELS, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA  
**DESCRIPTION:** Use of the The Cow Kennels within Class B8 (storage purposes)(Lawful Use Certificate for retaining an existing use or operation)  
**DECISION:** Was Not Lawful

##### **Application 22/11449**

**SITE:** 40B WEST STREET, FORDINGBRIDGE SP6 1JH (NB: SUBJECT TO UNILATERAL UNDERTAKING)  
**DESCRIPTION:** Demolition of existing garages; erection of a new dwelling  
**DECISION:** Granted Subject to Conditions

**Application 23/10713**

SITE: 32 LYSTER ROAD, FORDINGBRIDGE SP6 1QY  
DESCRIPTION: Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)  
DECISION: Was Lawful

**Application 23/10666**

SITE: THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1EZ  
DESCRIPTION: Provision of new sports changing rooms; staff offices; equipment stores; activity room and associated parking.  
DECISION: Granted Subject to Conditions

**Application 23/10636**

SITE: 95 STATION ROAD, FORDINGBRIDGE SP6 1BU  
DESCRIPTION: Removal of condition 2 of planning permission 99/66979 to allow vehicle access from Station Road (retrospective)  
DECISION: Refused

**Application 23/10769**

SITE: 36 LYSTER ROAD, FORDINGBRIDGE SP6 1QY  
DESCRIPTION: Two storey extension to front elevation following removal of existing porch  
DECISION: Granted Subject to Conditions

**Application 23/10791**

SITE: 35 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RB  
DESCRIPTION: Remove existing conservatory and construct new single storey extension  
DECISION: Granted Subject to Conditions

**Application 23/10816**

SITE: 16 ST GEORGES CRESCENT, FORDINGBRIDGE SP6 1ET  
DESCRIPTION: Single-storey side extension; removal of existing conservatory  
DECISION: Granted Subject to Conditions

**Application 23/10813**

SITE: LAND ADJACENT TO 7 HERTFORD CLOSE, FORDINGBRIDGE SP6 1HG  
DESCRIPTION: Four bedroom detached house with parking and detached garage; associated landscaping & hardstanding  
DECISION: Withdrawn by Applicant

**Tree Work Decisions**

**Application No: R14/15/23/0424**

Site: 9 ORCHARD GARDENS, FORDINGBRIDGE, SP6 1BG  
Decision: Exempt Works

**Application No: R14/15/23/0420**

Site: THE ORCHARD, 19 BARTONS ROAD, FORDINGBRIDGE, SP6 1JD  
Decision: Exempt Works

**6. To consider new Planning Applications**

23/10316	Ss16 Land North Of, Station Road, Fordingbridge SP6 1JW	Cala Homes (Thames) Ltd
----------	--	----------------------------

Application for full planning permission to provide 198 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; and demolition of former outbuildings and agricultural buildings. (AMENDED REASON TO ADVERTISE)

Cllr Hinton presented this application saying that the revisions and additional information from when FTC last considered this application is as follows.

- Number of units reduced from 206 to 198
- Affordable provision and mix changed from 25% to 21%
- Adjustment of layout and landscape elements to reflect reduced units
- Revised layout for that part nearest Ashford Close
- Revisions to house and flat designs
- Additional information and technical reports re Highways and Drainage
- Revisions to highway layouts, specifications and parking arrangements
- Removal of emergency access to Station Road

Cllr Hinton presented the table below, showing the distribution of Affordable Housing.

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
<b>Market</b>	0	23 (15%) 33 (21%)	80 (52%) 70 (45%)	51 (33%) 53 (34%)	154 156
<b>AH S/O</b>	6 (37.5%) 6 (43%)	4 (25%) 4 (28.5%)	6 (37.5%) 4 (28.5%)	0	16 14
<b>AH Rented</b>	4 (11%) 10 (36%)	22 (61%) 12 (43%)	6 (17%) 6 (21%)	4 (11%) 0	36 28
<b>AH Total</b>	10 (19%) 16 (38%)	26 (50%) 16 (38%)	12 (23%) 10 (24%)	4 (8%) 0	52 42
<b>Overall Total</b>	10 (5%) 16 (8%)	49 (24%) 49 (25%)	92(44%) 80 (40%)	55 (27%) 53 (27%)	206 198

Cllr Hinton proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend REFUSAL under PAR4, with the comment that Fordingbridge Town Council has considered and noted the changes to the application and remains of the same view with our previous objections outlined below. Furthermore, the reduction in affordable housing makes the application even less attractive to local residents.

**Development**

- 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.

**Highways**

- 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. Fordingbridge Town Council would like to challenge the data used.
- 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.

**Public Transport**

- There is no bus stop at the site. The nearest bus stop is 1km away.

**Green Space**

- 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.

23/10758	28 Shaftesbury Street, Fordingbridge SP6 1JF	- - Tygwin Limited
Change of Use of an Existing Class E Commercial Use to a Mixed Use Comprising a Class E Office Use and a Class C3 Dwellinghouse; small front addition		
<p>Cllr Paton presented this application. Neighbours raised concerns about the unallocated parking, saying that there was potential for friction with this arrangement. There was also concern that patrons of Avonway Community Centre would use these spaces, causing further problems.</p> <p>Cllr Paton proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3, subject to the parking issues being addressed, including those likely to be caused by having unallocated spaces.</p> <p><i>[The neighbour and 1 member of public left the meeting.]</i></p>		

23/10785	LAND ADJACENT TO FORMER SURMA VALLEY RESTAURANT, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Mr Wriggley
Erection of one dwelling		
<p>Cllr Hale presented this application, saying that the proposed dwelling was very large and the holiday lodges already in situ would be kept. The new dwelling would gain most of the land to the rear of the former Surma Valley Restaurant, whereas normally the plot would go with the listed building. There was no proposed separate access for the holiday lodges. Members thought that the proposed dwelling was large for the site, especially with the other buildings being retained. One objection has been received from neighbours regarding potential damage to the setting of a listed property and loss of trees.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3, as it doesn't affect anyone else and it is better to infill than to build on green fields. 9 in favour, 1 against, 1 abstention.</p>		

23/10860	26 PARK ROAD, FORDINGBRIDGE SP6 1EQ	Mr Tayleure
Rear extension		
<p>Cllr Paton proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3, as it doesn't impact on the neighbours or the street view and improves the quality of living accommodation. All in favour.</p>		

23/10899	LONGVIEW, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG	Blake
Two storey rear extension; single-storey side extension.		
<p>Cllr Millar proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3, as it increases the amenity and there is no impact on the neighbours. All in favour.</p>		

23/10881	12 WHITSBURY ROAD, FORDINGBRIDGE SP6 1JZ	Mrs Matcham
New driveway, vehicle access & dropped kerb		
<p>Cllr White presented this application, saying that there is concern regarding the sharp bend and the speed of the traffic. He reported that there is high demand for parking spaces along Park Road. Cllr White thought the work involved with this application would be extensive and include the re-siting of electricity poles and services and the removal of a significant amount of soil. Other properties in the street already have driveways.</p> <p>Cllr Lewendon proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PERMISSION under PAR3, as although there are some concerns with the highway, this application will keep more vehicles off the road and the precedent has already been set. All in favour.</p>		

23/10904	14 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX	Mr. Perkins
Demolition and replacement of existing garage with garage with home office to the rear		
<p>Cllr Shering presented this application for a garage with a home office to the rear, separated by bi-fold doors. Councillors said there was no impact to the street view or the neighbours but had</p>		

concerns regarding the fire separation between the home office and the garage and couldn't recommend permission without further information.

Cllr White proposed and it was seconded by Cllr Wilson: to recommend REFUSAL under PAR4, due to concerns about fire safety with bi-fold doors being the only separation.

Cllr Jackson proposed: to recommend PERMISSION under PAR3, as there is no impact on the neighbours or the street view. There was no seconder.

It was therefore RESOLVED: to recommend REFUSAL under PAR4, due to concerns about fire safety with bi-fold doors being the only separation. 8 in favour, 2 abstentions.

23/10895	SANDLE FARM COTTAGE, PUDDLESLOSH LANE, TINKERS CROSS, FORDINGBRIDGE SP6 1NH	Brownsey
Change of use of 3no. existing agricultural barns into 5no. holiday let units; associated car parking, new access and improved landscaping		
Cllr Wilson presented this application. Puddleslosh Lane is an unadopted road in a very poor state of repair, with minimal regular maintenance. It was also noted that the bridge on Puddleslosh Lane is in poor condition. Members said that wherever possible, people used the alternative route of Marl Lane in preference to Puddleslosh Lane, and had grave concerns regarding the suitability of the access for holiday makers. Disregarding the access issues, Councillors thought the application would make a beautiful development and liked the thought of holiday makers staying near the town.		
Cllr Hinton proposed and it was seconded by Cllr Jackson and therefore RESOLVED: to recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers. All in favour.		

23/10927	3 BOWERWOOD COTTAGES, ASHFORD ROAD, FORDINGBRIDGE SP6 3BU	Ms Cutler
Single-storey rear extension.		
Cllr Hale proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3, as it is an improvement to the property. All in favour.		

23/10949	8 AUGUSTUS AVENUE, FORDINGBRIDGE SP6 1FL	Mr Tayler
Conservatory to the rear		
Cllr Paton proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3, as it is a nice addition to the property. All in favour.		

23/10948	Six Acre Farm, Southampton Road, East Mills, Fordingbridge SP6 2JP	Haugh
Change of use (and associated building operations) from agricultural building to C3 dwellinghouse (Prior Approval Application)		
Members decided not to comment on this application.		

23/10921	9 BRUYN ROAD, FORDINGBRIDGE SP6 1QZ	Mr & Mrs England
Single-storey rear extension (Lawful Development Certificate that permission is not required for this proposal)		
FOR INFORMATION ONLY		

## 7. To consider new Tree Works Applications

Members considered the following tree works applications.

**Case Ref:** TPO/23/0409  
**Proposed Works:** Sycamore x 1 Reduce  
Ash x 2 Fell  
**Site Address:** Burgate Acres, Salisbury Road, Burgate, SP6 1LX

**Case Ref:** TPO/23/0401  
**Proposed Works:** Scots Pine x 3 Reduce  
Cedar x 1 Reduce  
Beech x 1 Reduce  
Lime x 1 Reduce  
English Oak Reduce  
Sweet Chestnut x 1 Reduce  
**Site Address:** Highfield Hall, Bowerwood Road, Fordingbridge, SP6 3BS

**Case Ref:** CONS/23/0423  
**Proposed Works:** Reduce - Limes x 3; Yew x 1; Holly x 1; Strawberry Tree x 1; Bay x 1; Philadelphus x 1 ;Magnolia x 1 and Pear Tree  
**Site Address:** 10 Hall Bartons Road, Fordingbridge, SP6 1JD

**Case Ref:** TPO/23/0427  
**Proposed Works:** Plane Tree x 1 Reduce - Crown lifting allow for 2.5m height to lowest branch  
**Reason for Work:** Lower branches currently obstructing pavement and road  
**Site Address:** 30 Park Road, Fordingbridge, SP6 1EQ

**Case Ref:** TPO/23/0443  
**Proposed Works:** Silver Birch x 1 Reduce  
**Site Address:** 1 Pembridge Road, Fordingbridge, SP6 1QJ

**8. To consider any Licensing Act 2003 applications**

Members considered the following licensing act applications.

<b>Our Ref:</b>	TEN 10762 / LICTE/23/04203 - SH
<b>Date:</b>	11 August 2023
<b>Application Type:</b>	<b>Temporary Events Notice</b>
<b>Date(s) Of Proposed Event:</b>	<b>25/08/2023 10:00:00 to 27/08/2023 22:00:00</b>
<b>Premise Address:</b>	<b>Field Adjacent To Fryern Court Road, Burgate</b>
<b>Applicant Details:</b>	<b>Hannah Wilson</b>
<b>Event Details:</b>	Steam and Vintage Show Sale of alcohol and regulated entertainment 25th to 27th August 2023 10:00hrs to 22:00hrs 400 persons

<b>Our Ref:</b>	TEN 10763 / LICTE/23/04210 - SH
<b>Date:</b>	11 August 2023
<b>Application Type:</b>	<b>Temporary Events Notice</b>
<b>Date(s) Of Proposed Event:</b>	<b>25/08/2023 10:00:00 to 27/08/2023</b>
<b>Premise Address:</b>	<b>Field Adjacent To Fryern Court Road, Burgate</b>
<b>Applicant Details:</b>	<b>Annette Hillier</b>
<b>Event Details:</b>	Steam and Vintage Show Regulated entertainment and late night refreshment 25th to 27th August 2023 10:00hrs to 00:00hrs 400 persons

<b>Our Ref:</b>	TEN 10767 / LICTE/23/04247 - VL
<b>Date:</b>	14 August 2023
<b>Application Type:</b>	<b>Temporary Event Notice (LATE)</b>
<b>Date(s) Of Proposed Event:</b>	<b>25/08/2023 10:00:00 to 27/08/2023 22:00:00</b>
<b>Premise Address:</b>	<b>Fordingbridge Steam &amp; Vintage Fest, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND</b>
<b>Applicant Details:</b>	<b>Shelanah Wootten</b>
<b>Event Details:</b>	Trader at Steam and Vintage Festival The sale by retail of alcohol 25 - 27 August 2023 10:00 hrs to 22:00 hrs 100 persons



Our Ref:	TEN 10769 / LICTE/23/04255 - VL
Date:	15 August 2023
<b>Application Type:</b>	<b>Temporary Event Notice (LATE)</b>
<b>Date(s) Of Proposed Event:</b>	<b>25/08/2023 11:00:00 to 27/08/2023 23:00:00</b>
<b>Premise Address:</b>	<b>Fordingbridge Steam &amp; Vintage Fest, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND</b>
<b>Applicant Details:</b>	<b>Gilbert Turner</b>
<b>Event Details:</b>	Stall at Steam & Vintage Festival The sale by retail of alcohol 25 - 27 August 2023 10:00 hrs to 23:00 hrs 499 persons

Our Ref:	TEN 10772 / LICTE/23/04276 - SH
Date:	15 August 2023
<b>Application Type:</b>	<b>Temporary Event Notice (LATE)</b>
<b>Date(s) Of Proposed Event:</b>	<b>25/08/2023 10:00:00 to 27/08/2023 20:00:00</b>
<b>Premise Address:</b>	<b>Fordingbridge Vintage Steam Fair, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND</b>
<b>Applicant Details:</b>	<b>Alchemy Catering Ltd Wayne Allan</b>
<b>Event Details:</b>	Steam Fair Sale of alcohol 25th to 27th August 2023 10:00hrs to 20:00hrs 400 persons

Our Ref:	TEN 10776 / LICTE/23/04298 - SH
Date:	16 August 2023
<b>Application Type:</b>	<b>Temporary Event Notice (LATE)</b>
<b>Date(s) Of Proposed Event:</b>	<b>25/08/2023 12:00:00 to 27/08/2023 23:00:00</b>
<b>Premise Address:</b>	<b>Fordingbridge Steam And Vintage Steam Fair Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND</b>
<b>Applicant Details:</b>	<b>Paul Wilson</b>
<b>Event Details:</b>	Steam Fair Sale of alcohol 25th to 27th August 2023 12:00hrs to 23:00hrs 30 persons

Our Ref:	TEN 10804 / LICTE/23/04685 - SH
Date:	05 September 2023
<b>Application Type:</b>	<b>Temporary Events Notice</b>
<b>Date(s) Of Proposed Event:</b>	<b>26/10/2023 18:30:00 to 28/10/2023 22:00:00</b>
<b>Premise Address:</b>	<b>Burgate Sixth Form Centre The Burgate School, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ</b>
<b>Applicant Details:</b>	<b>Sarah Ann Farr</b>
<b>Event Details:</b>	Drama Studio and hall immediately adjacent Amateur Production Sale of alcohol 26th to 28th October 2023 18:30hrs to 22:00hrs 90 persons

### **9. To consider a response to the Public Consultation on the Ringwood Neighbourhood Plan**

Councillors discussed the Ringwood Neighbourhood plan, agreeing that it was well presented. Cllr Cameron reported that some local residents are concerned about a gentrification of Ringwood, with a focus of the Neighbourhood Plan being on eating or drinking out, and little in place for those of lesser financial means. Cllr Jackson reported that fewer new houses have been allocated to Ringwood than Fordingbridge. Members decided not to submit a response to the Public Consultation.

### **10. To note any items of correspondence**

The Clerk wrote to NFDC asking if they would consider issuing a S215 notice on the owner of 47-49 High Street. Sections 215 to 219 of the Town and Country Planning Act 1990 give NFDC the power to serve on the owner and occupier of land a notice setting out the steps required to remedy the condition of land (including buildings) which appears to be adversely affecting the amenity of the area. The condition of 47-49 is poor and deteriorating as time passes. It has an adverse impact on the High Street (which is in a conservation area) and is in a prominent location. NFDC have replied to say that the Clerk's email has been passed to Conservation and Enforcement who will be able to consider the concerns raised regarding the state and appearance of the property.

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

#### **Permitted development rights consultation.**

Cllr Cameron reported on the Government consultation on additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open spaces; and a call for evidence on nature-based solutions, farm efficiency projects and diversification. She said that these plans would extend permitted development rights to allow a range of non-residential buildings (shops, hotels and barns to name a few) to all change to housing (up to 10 units) without the need for any planning permission. This would remove the protections afforded to National Parks and could change the landscape and local economies to the detriment of rural communities, with the potential to lose the last shop in the village or to create huge houses with the conversion of barns, stables or sawmills. She said that this goes against the Local Plan and could have a huge impact on the Forest.

Cllr Wilson said that an article 4 direction should be made by NFDC as the local planning authority for Fordingbridge to restrict the scope of permitted development rights in the town. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area.

Cllr Hinton thought that the Government would be unlikely to allow a loophole such that all planning authorities would apply for an article 4 direction. He said that ten National Parks would be taken out of the exclusions, should this legislation go ahead.

***Action: Cllr Hinton to read all the legislation and report to members at the next planning committee meeting on 11<sup>th</sup> October.***

***Action: Clerk to respond to consultation as Fordingbridge Town Council. The consultation closes on 25 September.***

#### **Land at Auction**

Cllr Millar reported that three lots of land went to auction today.

Lot 139 – Land on the East Side of Salisbury Road (Pembroke Road and Lyster Road) – Land and Roadways measuring Approximately 4 Acres, Unsold.

Lot 142 – Land and Buildings on the East Side of Ringwood Road, Alderholt - Land and Roadways Measuring Approximately 5 Acres. Sold for £28,000.

Lot 143 – Part of Land On the East Side of Salisbury Road, Fordingbridge (Bruyn Road) – Land and Roadways measuring Approximately 0.65 Acres. Sold for £2,000.

#### **12. To note the date of the next meeting as Wednesday 11<sup>th</sup> October 2023**

The meeting closed at 21.12pm.