

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 9th August 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, Hale, Lewendon, Millar, Perkins, Shering and Wilson

In attendance: Rachel Edwards, Asst Town Clerk
Cllr Woods (NFDC)
1 Member of Public

1. To receive any apologies for absence

Apologies were received from Cllrs Cameron, Hinton, Jackson and White

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 12th July 2023 and report any matters arising

Cllr Wilson proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 12th July 2023 be signed as a true record.

Matters Arising

Agenda item 9 – The Clerk has requested a meeting with MoreBus but no date agreed yet.

Agenda item 10 – Fordingbridge Farm Shop does not have a music licence. They applied for a temporary events licence for a live music event on 28th July 2023 but have not applied for any further temporary events licences. Live music events are held most Friday evenings.

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 23/10306

SITE: 32 PICKET CLOSE, FORDINGBRIDGE SP6 1JY
DESCRIPTION: Two-storey side extension to provide accessible bedroom and bathing facilities; extend existing drive for wheelchair access
DECISION: Granted Subject to Conditions

Application 23/10489

SITE: AVON LODGE, SOUTHAMPTON ROAD, FORDINGBRIDGE SP6 1AP
DESCRIPTION: Use of existing annexe for occupation by 2 no. carers (retrospective)
DECISION: Granted Subject to Conditions

Application 23/11403

SITE: TOWN HALL, 63 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Fit the Tower Clock with automatic winder (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 21/11559

SITE: 47-49 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: 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.
DECISION: Refused

Application 21/11560

SITE: 47-49 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: 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)
DECISION: Refused

Application 21/10425

SITE: KHANDALA, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX
DESCRIPTION: Increase height of chimney to include a chimney pot to match existing
DECISION: Granted Subject to Conditions

Application 21/10572

SITE: KHANDALA, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX
DESCRIPTION: Increase height of chimney to include a chimney pot to match existing (Application for listed building consent)
DECISION: Granted Subject to Conditions

Application 23/10518

SITE: SS18 LAND NORTH OF AUGUSTUS AVENUE AND WEST OF THE A338 SALISBURY ROAD, NORTH OF BURGATE
DESCRIPTION: 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) (AMENDED REASON TO ADVERTISE)
DECISION: Granted Subject to Conditions

Tree Work Decisions

No tree works decisions.

6. To consider new Planning Applications

23/10813	LAND ADJACENT TO 7 HERTFORD CLOSE, FORDINGBRIDGE SP6 1HG	Ms Scott-Healey
Four bedroom detached house with parking and detached garage; associated landscaping & hardstanding		
<p>Cllr Lewendon presented this application for an additional house at the end of the Hertford Close cul-de-sac and a garage to be sited on the old railway line. This planning application gives no details of the extension needed to the existing road nor the materials to be used. Furthermore, nowhere is mentioned the ownership of this land and access arrangements to the proposed property. Members agreed that this application should not be considered until this information is provided.</p> <p>Action: Asst Clerk to write to NFDC as above</p>		

23/10762	2 PARK ROAD, FORDINGBRIDGE SP6 1EQ	Nord Homes Ltd
Demolish existing property; erect 2no. pairs of semi-detached dwellings together with associated garages/parking and landscaping		
<p>Cllr Wilson presented this application. Applications for four dwellings on this site have already been rejected twice by the Town Council. The Town Council was re-consulted on 22/10148 when the application was changed to two lots of semi-detached dwellings and its decision was to recommend REFUSAL under PAR4 as it is an overdevelopment of the site and would cause issues with parking due to the additional number of vehicles associated with this application, the plans for tandem parking and the already busy parked roads. Application 23/10762 is the same as the variation on 22/10148, on which FTC recommended refusal.</p> <p>Cllr Wilson said that there are errors in the reports, for example the air quality reports give the windows on the incorrect side of the dwelling. The Planning Committee felt that they were not able to properly consider the application and make a recommendation as the paperwork was wrong. New documents are required, in particular a design and access statement. In addition, the current paperwork submitted says that no building work has been commenced, which is not the case.</p> <p>Action: Asst Clerk to write to NFDC as above</p> <p><i>[Cllr Perkins entered the meeting during this discussion.]</i></p>		

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		
<p>Cllr Paton presented this application. The history of this site is as follows – in 1991 permission was granted to erect an office / storage building, in 1996 an extension of time was granted and in 2023 an application for Change of Use to residential and provision of two front dormers to an existing building; Detached dwellinghouse, with associated parking and landscaping, was refused.</p> <p>The owner of number 30 Shaftesbury Street objected to the application, saying that according to the land registry deeds, number 30 has 2 car spaces allocated to the property and not one space between 30 and 30a. He therefore does not feel that there is adequate space for parking at the front of the dwelling and asked that the plans be updated.</p>		

Cllr Hale proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as the previous concerns raised have been addressed by the changes to the application. However, the parking issues raised in the objection by the owner of 30 Shaftesbury Street should also be properly investigated and addressed. All in favour.

23/10791	35 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RB	Mr & Mrs Taylor
Remove existing conservatory and construct new single storey extension		
Cllr Hale presented this application. The new single storey extension will be slightly further from next door's property, than the existing conservatory is currently.		
Cllr Wilson proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as it doesn't affect anyone else and will improve the lifestyle of the occupants. All in favour.		

23/10816	16 ST GEORGES CRESCENT, FORDINGBRIDGE SP6 1ET	Mr Witt
Single-storey side extension; removal of existing conservatory		
Cllr Wilson presented this application, reporting that the proposed extension will be 1m from the boundary.		
Cllr Millar proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as it doesn't impact on anyone's utility of property and is similar to other properties. All in favour.		

23/10769	36 LYSTER ROAD, FORDINGBRIDGE SP6 1QY	Mr. Gibbs
Two storey extension to front elevation following removal of existing porch		
Cllr Millar presented this application which will make the upstairs box room into a usable office space.		
Cllr Shering proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no great impact and it won't affect anyone else. All in favour.		

23/10713	32 LYSTER ROAD, FORDINGBRIDGE SP6 1QY	Mr Hoglund
Single-storey rear 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 tree works application.

Case Ref: CONS/23/0379
Proposed Works: Willow x 1 Fell
 Cherry x 2 - Fell
 Oak x 1 - Fell
Site Address: Corvedale, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

8. To consider any Licensing Act 2003 applications

Members considered the following licensing act applications.

Our Ref:	TEN 10704 / LICTE/23/03630 - KS
Date:	18 July 2023
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	28/07/2023 15:00:00 to 28/07/2023 23:30:00
Premise Address:	Fordingbridge Farm Shop, Arch Farm Industrial Estate, Whitsbury Road, Fordingbridge, SP6 1NQ
Applicant Details:	Richard Brown
Event Details:	Pop up market and bar The sale by retail of alcohol The provision of regulated entertainment 28 July 2023 15:00 hrs to 23:30 hrs 350 persons

Our Ref:	TEN 10721 / LICTE/23/03872 - SH
Date:	26 July 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	25/08/2023 11:00:00 to 27/08/2023 23:00:00
Premise Address:	Green Open Space, Fryern Court Road, Burgate
Applicant Details:	Jacinta Anne Rowe
Event Details:	Steam and Vintage Festival Sale of alcohol 25th to 27th August 2023 11:00hrs to 23:00hrs 499 persons

Our Ref:	TEN 10729 / LICTE/23/03938 - VL
Date:	31 July 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	25/08/2023 08:00:00 to 27/08/2023 23:00:00
Premise Address:	Fordingbridge Steam & Vintage Fest, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Thomas Barton
Event Details:	Fordingbridge Steam Rally 'Location Bars and Catering' The sale by retail of alcohol 25th to 27th August 2023 08:00hrs to 23:00hrs 499 persons

Our Ref:	TEN 10734 / LICTE/23/03968 - VL
Date:	31 July 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	25/08/2023 10:00:00 to 27/08/2023 01:00:00
Premise Address:	Fordingbridge Steam & Vintage Fest, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Cranborne Chase Cider Bill Meaden
Event Details:	Steam & Vintage festival in event field Cranborne Chase Cider - 'The Cider Shack' The sale by retail of alcohol 25th to 27th August 2023 10:00hrs to 01:00hrs 499 persons

Our Ref:	TEN 10735 / LICTE/23/03981 - VL
Date:	01 August 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	25/08/2023 09:00:00 to 27/08/2023 23:59:00
Premise Address:	Fordingbridge Steam & Vintage Fest, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Katy Davis
Event Details:	Fordingbridge Steam Rally 'The Topsy Tow Bar' The sale by retail of alcohol 25th to 27th August 2023 09:00hrs to 23:59hrs 50 persons

Our Ref:	TEN 10738 / LICTE/23/04003 - VL
Date:	01 August 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	25/08/2023 09:00:00 to 27/08/2023 18:00:00
Premise Address:	Fordingbridge Steam & Vintage Fest, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Hugh Anderson
Event Details:	Fordingbridge Steam Rally 'Downton Distillery' The sale by retail of alcohol 25th to 27th August 2023 09:00hrs to 18:00hrs 20 persons

Our Ref:	TEN 10746 / LICTE/23/04049 - KS
Date:	03 August 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	25/08/2023 08:00:00 to 27/08/2023 23:00:00
Premise Address:	Fordingbridge Steam & Vintage Fest, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Keith Coughlin
Event Details:	Steam and Vintage Festival Spirit Bar The sale by retail of alcohol 25 - 27 August 2023 08:00 hrs to 23:00 hrs 499 persons

Our Ref:	TEN 10752 / LICTE/23/04129 - VL
Date:	08 August 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	23/08/2023 14:00:00 to 28/08/2023 01:00:00
Premise Address:	Land Adjacent Woodside, Fryern Court Road, Burgate, SP6 1ND
Applicant Details:	Andrew Hillier
Event Details:	Family vintage show for the local community The sale by retail of alcohol 23 August - 28 August 2023 14:00 hrs to 01:00 hrs 450 persons

9. To note any items of correspondence

The August Strategic Sites Update has been received – see appendix.

NFDC Senior Planning Officer, Stephen Belli, emailed with an update of all the strategic sites:

- Site 18 Link Road application 23/10518 going to NFDC Committee on August 9 with recommendation of approval. Start to be made on site by October this year if approved. No S106 required.
- Site 18 21/11237 - 404 dwellings. S106 likely to be signed by autumn this year. Discharge of planning conditions to be made shortly after, with a view to developers likely starting on first phase early next year. Three significant phases which are estimated to take 6 years at least to build out. Reserved matters applications will be needed for sites 2 and 3 but no idea when these will be submitted.
- Site 18 Metis Homes 20/10228 scheduled for completion by end of next year 2024.
- Site 18 Middle Burgate 22/11268 awaiting amended plans and not likely to go to Committee until November/December this year. If approved, S106 required so no start likely until end of 2024 at the earliest.
- Site 17 Land at Whitsbury Road 21/10052 awaiting S106 to be completed by end of 2023 but no imminent start - this site is likely to be held back until Site 18 is completed, albeit there may be a technical start on site to keep permission alive. Such a start cannot however happen until a Reserved Matters application is submitted for approval. This will likely be made within 3 years of the outline permission being granted.
- Site 17 Tinkers Cross 20/11469 under construction and likely end completion by early 2025

- Site 16 CALA Homes 23/10316 – amended plans just received. Likely Committee date November 2023 subject, if approved, to S106 and discharge of conditions so no likely start until end of next year.

Councillors discussed the above and asked that a meeting be arranged with Stephen Belli.

Action: Clerk to request meeting with Stephen Belli, Senior Planning Officer at NFDC.

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

The Asst Clerk and Cllrs Lewendon, Cameron and Jackson attended the LCWIP (Local Cycling and Walking Infrastructure Plan) presentation given online by Hampshire County Council. The LCWIP is expected to go out to public consultation in the autumn.

A meeting with HCC to discuss the Access Strategy for Fordingbridge has been arranged for Wednesday 16th August, with the Access Strategy report due imminently.

The road sign on the A338 southbound directing traffic to Fordingbridge North along Salisbury Road is located immediately opposite the new estate road Kingfisher Drive. This can be confusing for drivers and is causing some vehicles to turn into the estate rather than into Salisbury Road.

The planning applications for 47-49 High Street (21/11559 & 21/11560) have been refused. Cllr Wilson reported that this historic building is highly vulnerable because it is neglected, left vacant, and rapidly deteriorating. The wooden sills are rotten. The gutters are blocked with plant growth, and there is plant growth in the masonry. There are indications of vandalism. One window is broken and has loose glass. This has been reported to the NFDC planning department and to the Conservation Officer. Cllr Wilson reported that Sections 215 to 219 of the Town and Country Planning Act 1990 give Local Planning Authorities 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 appear to be adversely affecting the amenity of the area. Section 215 notices are a useful tool that can be utilised to improve the appearance of the local area, including high streets, residential areas, the countryside, or shopping parades, and should be used accordingly.

Action: Asst Clerk to write to NFDC regarding 47-49 High Street

11. To note the date of the next meeting as Wednesday 13th September 2023

The meeting closed at 20.31pm.

Strategic Sites Update (August 2023)

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

Planning Permission Ref: 17/10150 – 145 dwellings

Developer: Pennyfarthing Homes

The horse that had been put to graze in the allotments/POS (Public Open Space) and SANG (Suitable Alternative Natural Green space) areas has been removed from the site. The Planner has chased the developer for their response to his email regarding items that will comprise a defects list and an agreed approach to carrying out the works. A site meeting has been arranged to reach an agreement on the details. There are a couple of other issues that will need to be dealt with alongside this.

Our Open Spaces Officer has commenced the legal transfer of the allotments to Fordingbridge Town Council.

Monitoring of this site by our Open Spaces Officer will continue in the short and medium term.

FORD1 – Occupation Status – 1st August 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 remain clearer of mud along the stretch that is now occupied out to the main road. The roads inside the construction area are slightly better than they have been, but the recent weather may have helped with this.

There are no problems with noise.

I have commenced checking that the ecological features are being installed. This will continue as the development progresses. I have emailed the Case Officer and our Ecology Officer to update them. Any suggestions made are being passed to the developer. I will continue to monitor these works.

I noticed during my last site visit that the contractor has started to store spoil inside the tree protection zone adjacent to Plots 21 and 22. The tree protection fencing has been removed. I informed the Case Officer, who flagged it up with the developer. I have also shown the site manager exactly where it is. He knows that he has to get the spoil removed and to reinstate the tree protection fencing. I will check that this has been carried out the next time I'm in Fordingbridge.

The construction area adjoining that section of the POS (Public Open Space) is starting to look quite messy with building debris not being cleared up. It will obviously need tidying up to ensure that none of it ends up in the POS. This has also been flagged up to the developer to be remediated and it is on my check list.

Plots 41, 42 and 50 have their foundations and service access points in.

Plots 49 and 51-53 have their slabs constructed.

Plots and 43-48, 54-57, 59 and 60 are at ground floor level.

Plots 58, 61 and 62 are at first floor level.

Plots 1-5, 16-19, and 36,39, 40 and 63 are at roofline.

Plots 6-11, 20-35, 37 and 38 are at the internal and external stages. With Plots 32, 37 and 38 ready to be made watertight.

Plots 13-15 are occupied.

Plot 12 is the Sales house.

I checked Plots 20-22 against the agreed elevation plans.

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

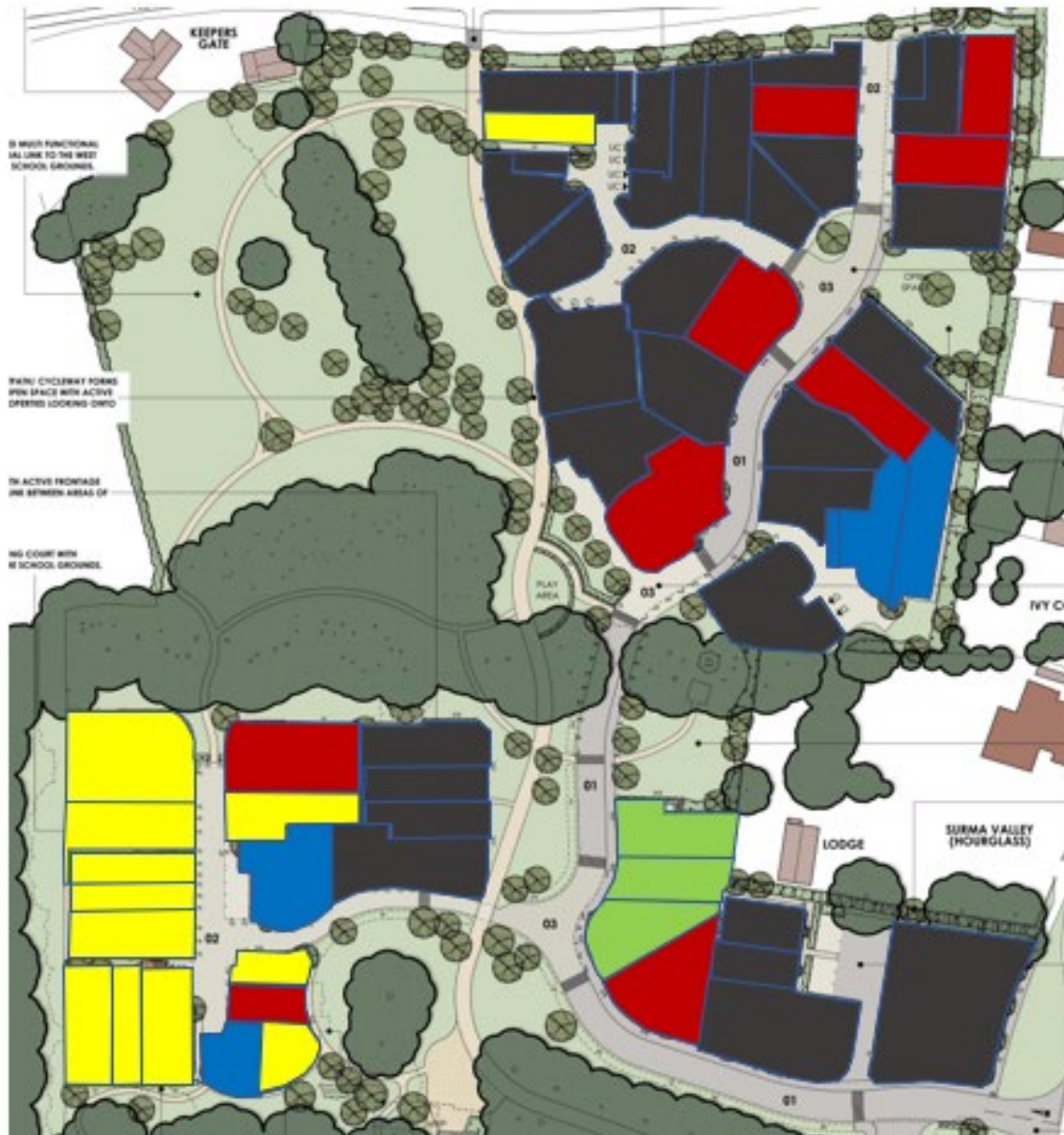
Plots 17, 28, 41, 44, 45, 48, 58 and 63 have been reserved.

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 – 25th July 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.

Highways works have been carried out on Whitsbury Road. The contractor has been installing the mains gas line to the Tinkers Cross site from a connection adjoining the entrance to Augustus Park (FORD1). Reinstatement works to the highway and verges are currently being undertaken.

I bumped into a Hampshire County Council colleague who had just been to the Tinkers Cross site to inspect the installation of the roadworks. He has advised the developer that they need to re-seat the road gully heads. He will make sure this work is carried out. At the Southern end of the site the developer has commenced installation of the new drainage system that will go through the top corner of the FORD1 SANG to Whitsbury Road. This work continues currently.

The main road remains clear of mud. The road sweeper is currently cleaning the road once a week, as conditions have been favourable. If required, this will be increased. The developer is still using the jet wash attachment on site to keep it clear of dust. The wheel cleaning station is also on site. I witnessed one of the site managers dealing with a potential dust problem on site coming from a sub-contractor unloading materials. The potential problem was dealt with quickly.

There are no noise problems on site.

The tree protection fencing is all in situ.

We have received a complaint about the site's working hours, that heavy machinery is being started up as early as 6.55am. The developer's CEMP (Construction Environmental Management Plan) states that site operation hours are:

- Monday to Friday 07:30 to 18:30, no plant machinery before 08:00.
- 08:00 to 13:00 Saturdays.
- No works on Sunday, Bank or Public Holidays.

I have made it clear to the site manager that no machinery at all is to be started prior to 8am, in accordance with the CEMP. He said he will make sure this is adhered to. Our Enforcement team have also written to the developer's head office stating the same. This should sort the problem. I will also be checking each time I go on site with the site manager.

We have had another complaint via Hampshire County Council that delivery drivers have been coming to the site along Fryern Court Road, not along the route outlined in the Construction Management Plan. The Case Officer has informed the developer that this is not acceptable. The developer has stated that they will be reminding all suppliers and subcontractors of the approved delivery routes and restrictions. They have also requested appropriate signage to be placed at the Fryern Court Road/A338 junction to stop site traffic coming along that road.

Plots 5, 6, 11-14, 32-37, and 56-61 are at foundation stage.

Plots 19-31, 38, 39 and 42-44 have their slabs in.

Plots 40, 41 and 55 are at ground floor level.

Plots 50, 51, 53 and 54 are at first floor level.

Plots 52 and 62-64 are at roofline.

Plots 45-49 are at the internal and external stages, with Plots 45-48 currently being made watertight.

The roadway adjoining Plots 52-55 has been tarmacked.

The kerbstones for the roadway adjoining Plot 19 through to Plot 36 are being installed and the road is being constructed.

The mains drainage line is being constructed adjoining Plots 55-61.
The mains drainage has been constructed alongside Plots 32-36 and the roadway is now being constructed.
The roadway adjoining Plots 45-49 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 – 18th July 2023



Occupation Status

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