

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th October 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Hale, Hinton, Lewendon, Shering, Wilson and White

In attendance: Rachel Edwards, Asst Town Clerk
Cllr Woods (NFDC)
The applicant for 23/10970
The applicant for 23/10904

1. To receive any apologies for absence

Apologies were received from Cllr Bailey, Cameron, Jackson, Millar and Perkins.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 13th September 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 13th September 2023 be signed as a true record. All in favour.

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 20/10915

SITE: LAND OF 86, WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA
DESCRIPTION: Demolish existing garage in order sub divide plot to erect new bungalow with associated parking, turning head and upgraded access
DECISION: Deemed Withdrawn

Application 20/10860

SITE: 26 PARK ROAD, FORDINGBRIDGE SP6 1EQ
DESCRIPTION: Rear extension
DECISION: Granted Subject to Conditions

Application 23/10921

SITE: 9 BRUYN ROAD, FORDINGBRIDGE SP6 1QZ
DESCRIPTION: Single-storey rear extension (Lawful Development Certificate that permission is not required for this proposal)
DECISION: Was Lawful

Application 23/10762

SITE: 2 PARK ROAD, FORDINGBRIDGE SP6 1EQ (NB: SUBJECT TO LEGAL AGREEMENT)
DESCRIPTION: Erect 2no. pairs of semi-detached dwellings together with associated garages/parking and landscaping.
DECISION: Granted Subject to Conditions

Application 23/10899

SITE: LONGVIEW, FRYERN COURT ROAD, BURGATE,
FORDINGBRIDGE SP6 1NG
DESCRIPTION: Two storey rear extension; single-storey side extension
DECISION: Granted Subject to Conditions

Application 23/10948

SITE: SIX ACRE FARM, SOUTHAMPTON ROAD, EAST MILLS,
FORDINGBRIDGE SP6 2JP
DESCRIPTION: Change of use (and associated building operations) from agricultural
building to C3 dwellinghouse (Prior Approval Application)
DECISION: Prior Approval not required

Application 23/10927

SITE: 3 BOWERWOOD COTTAGES, ASHFORD ROAD,
FORDINGBRIDGE SP6 3BU
DESCRIPTION: Single-storey rear extension
DECISION: Granted Subject to Conditions

Planning Appeal Decisions

Application: 21/10658
Appeal Ref: APP/B1740/W/22/3301006
SITE: Unit 1, 1 Bridge Street, Fordingbridge SP6 1AH
DESCRIPTION: Use of first & second floor as 3 flats; retain existing Class E (formerly
including class A1/A2 use and offices) on ground floor; remodelling of
rear ground floor to create residential unit 4; extension to form
staircase to first floor; bin & cycle store; external alterations to
windows & doors (Retrospective)
DECISION: The appeal is dismissed

Tree Work Decisions

Application No: R14/15/23/0481

Site: BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX
Decision: Exempt Works

Case Ref: CONS/23/0423
Site Address: 10 HALL BARTONS ROAD, FORDINGBRIDGE, SP6 1JD
Decision: Raise No Objections

6. To consider new Planning Applications

23/11001	29 SALISBURY STREET, FORDINGBRIDGE SP6 1AB	Mr Singh - Smart Homes Southampton Ltd
Convert maisonette to form 1 x 1 bed flat and 1 x studio flat at first and second floor; insert gates into side wall to yard		
Cllr Paton presented this application.		
Cllr Wilson proposed and it was seconded by Cllr Hale and therefore RESOLVED: to recommend PERMISSION under PAR3, ensuring the proposed gate in the existing boundary wall has been removed from the application. All in favour.		

23/10912	SANDY LOCK HOMESTEAD, SOUTHAMPTON ROAD, EAST MILLS, FORDINGBRIDGE SP6 2JP	Mr Lockyer
Conversion of agricultural store into habitable dwelling		
Cllr Hale presented this application.		
Cllr Hinton proposed and it was seconded by Cllr Paton 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 caveat that if minded to accept, then the occupancy be restricted to the wider use of the land. All in favour.		

23/10970	THE PADDOCKS, MARL LANE, FORDINGBRIDGE SP6 1JR	Miss Salmond
Erection of a single storey detached outbuilding to provide 3 cat pens for boarding up to 6 cats for business purposes.		
Cllr Wilson presented this application. <i>[The applicant entered the meeting during this item.]</i>		
Cllr White proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PERMISSION under PAR3, as there is no impact on the neighbourhood, it serves a good purpose and there is nothing like that in Fordingbridge. All in favour.		

23/10904	14 Waverley Road, Fordingbridge SP6 1EX	Mr Perkins
Demolition and replacement of existing garage with garage with home office to the rear		
Cllr Shering presented this application.		
Cllr Hale proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3, as it benefits the property. All in favour.		

[The two applicants left the meeting.]

7. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: CONS/23/0494
Proposed Works: Magnolia Tree and Cherry Tree – Reduce and re shape crowns by up to 30%
Reason for Work: To gain proportion of trees and to encourage better growth
Site Address: The White House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

Case Ref: TPO/23/0502
Proposed Works: Sycamore x 1 Reduce, Eucalyptus x 1 Fell, Eucalyptus x 2 Reduce, Conifer x 2 Reduce, Poplar x 1 Reduce, Hawthorn x 1 Reduce, Silver Birch x 1 Reduce
Site Address: 39 Shaftesbury Street, Fordingbridge, SP6 1JF

Case Ref: TPO/23/0512
Proposed Works: Oak x 1 Prune
Site Address: Land North Of Station Road, Fordingbridge, SP6 1JW

8. To consider any Licensing Act 2003 applications

Members considered the following licensing act application.

Licensing Act 2003 - Variation Premises Licence (S34)

Premises: FORDINGBRIDGE SPORTS CLUB FORDINGBRIDGE SPORTS CLUB,
FORDINGBRIDGE RECREATION GROUND, RINGWOOD ROAD, FORDINGBRIDGE

Ref: LICPR/20/00779

To remove the limitation for the use of the premises to 18 occasions per year.

9. To consider writing to HCC regarding access for construction traffic to site 18

Members agreed to write to Hampshire County Council to aid and support an expeditious decision on a temporary haul road for construction traffic for site 18 to and from the A338, rather than construction traffic being routed through the Augustus Park estate.

Action: Asst Clerk to write to HCC

10. To consider arranging regular briefing meetings with Pennyfarthing Homes

Members agreed the need for regular meetings with Pennyfarthing Homes to keep the Council briefed on their intentions and timings, now that resolutions to grant planning permission on all their sites have been achieved.

Action: Asst Clerk to arrange regular briefing meetings with Pennyfarthing Homes

11. To note any items of correspondence

The October Strategic Sites update can be found in the appendix.

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

Cllr Lewendon complained that the Recreation Ground was incorrectly referred to as 'Centenary Park' in a local news report.

DEVELOPMENT AT LAND WEST OF BURGATE, SALISBURY ROAD, FORDINGBRIDGE, SP6 1LX

The developer of the above development of **112** properties would like to name the new access roads:

STREET 2 = SHERIDAN GARDENS

STREET 3 = KYMER GROVE

STREET 4 = FALAISE DRIVE

Background to the developer's proposed street names:

SHERIDAN GARDENS

In 1883, Edward Sheridan by will dated 9th August, bequeathed a legacy, now represented by £213.12s.9d, 2 ½ % annuities with the official trustees, the annual dividends amounting to £5.6s.8d to be applied in the distribution of clothes and fuel to the poor of Roman Catholic congregations in Fordingbridge.

KYMER GROVE

Gilbert Kymer (died 1463) was Dean of Wimborne Minster, Dean of Salisbury Cathedral (1449), where he occupied Leaden Hall. He was twice Chancellor of Oxford University and a Physician, attending King Henry VI in 1455. Educated at the University of Oxford he was a proctor in 1412-13 and Principal of Hart Hall, Oxford 1412-14.

FALAISE DRIVE

Fordingbridge Manor was held by Elias de la Falaise at his death in 1254. His brother William died in possession of the manor in the same year. Before 1277 the property had escheated to the Crown by the felony of William de la Falaise, grandson of William and was granted in that year to

Sir William le Brune, chamberlain to the King. The manor then stayed solidly in the Brune family until the death of Charles Brune in 1769.

Members considered the proposed street names but were less supportive of Kymer Grove as it did not appear to relate to a Fordingbridge resident. *[Edit - Gilbert Kymer was the rector of Fordingbridge.]* Members thought favourably of Cllr Millar's alternative suggestion of Frank Jefferis, an England footballer who played for the Turks and is buried in Stuckton Road cemetery in Fordingbridge. Members asked for more time to consider the proposed street names.

Action: Asst Clerk to reply to NFDC by 23rd October

13. To note the date of the next meeting as Wednesday 8th November 2023

The meeting closed at 20.12pm.

Strategic Sites Update (October 2023)

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

Planning Permission Ref: 17/10150 – 145 dwellings

Developer: Pennyfarthing Homes

The site has been mowed recently and is looking tidy.

Works required from the Tinkers Cross site to the highway have interfered with the Northern end of the Western SANG (Suitable Alternative Natural Green space). The Case Officer requested that the developer carries out urgent remediation to the area. This is ongoing, but the area is safe.

The SANG pathway has been reinstated. Our Open Spaces Officer will inspect it to make sure that it has been remediated satisfactorily.

The heras fencing has been removed from the above area of SANG so that the public can access it safely. The entrance made onto the road has its verge reinstated. This will need seeding in the short term.

The dead trees along the treeline boundary between the FORD1 SANG and the Tinkers Cross site have been removed. These will be replaced.

The land is being prepped ready for grass seeding shortly.


The Case Officer and our Open Spaces Officer met with the developer on site to agree a final defects list. This includes replacement planting (trees, bushes and wildflower planting).

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

FORD1 – Occupation Status – 29th September 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.

There is no problem with mud on the roads at the moment.

There are no problems with noise.

The contractor has removed the spoil that was being stored inside the tree protection zone adjacent to Plots 21 and 22. The tree protection fencing has been replaced.

I am continuing to check that the ecological features are being installed. This will continue as the development progresses. I will update the relevant officers and the inhouse report.

The clearance work in the ANRG (Alternative Natural Recreational Greenspace) has been taking place. This is so it is ready for the installation of the dog agility area. The contractor is currently constructing the no-dig (raised) footpaths. The whole space is looking much better. The planting should take place between October and March. I will also check that the required ecological features are installed in the ANRG.

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

Plots 49 and 51-53 have their slabs constructed.

Plots 43-46 and 56-58 are at first floor level.

Plots 16-19, 47, 48, 54, 55 and 59-63 are at roofline.

Plots 1-11, 20-40 are at the internal and external stages.

Plots 13-15 are occupied.

Plot 12 is the Sales house.

I checked Plots 29, 30 and 32-35 against the agreed elevation plans. The car ports are being constructed currently.

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

Plots 19, 46 and 58 are for sale.

Plots 28, 41, 42, 44, 45, 47, 48, 60, 62 and 63 have been reserved.



Plots 12-18, 20-28, 31, 43 and 55 have exchanged.

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 – 26th September 2023



Occupation Status

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

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

Planning Permission Ref: 20/11469 – 64 dwellings

Developer: Pennyfarthing Homes Ltd.

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 problems with noise.

The tree protection fencing is all in situ.

Recently during my site visit I walked the site with one of the developer's Technical Co-ordinators. I asked him about the remediation they were carrying out to address the localised land drainage problem at Plots 11-14 and he showed me what they were doing to sort the problem. Some of the construction has already been carried out and he said he'll meet me on site again when they carry out the next phase of works.

The swale at the bottom of the site has been fully dug out and shaped. The site manager informed me that the Eastern swale has had its pond liner fitted. They are prepping the Western one currently. The Case Officer is happy with the work that's been carried out and that it accords with the approved plans .

The site are waiting upon Hampshire Highways for the S278 agreement (permission) for the main entrance highways works to be given the green light. The developer needs to give 10 days' notice prior to the works starting. They are aiming to progress this work as soon as possible.

The play areas are being installed. The fencing around the play area will be completed by a different company. The ROPSA (safety) check and any remedial works to the play area will be completed prior to first occupation.

The ANRG (Alternative Natural Recreational Greenspace) is being profiled. Most of it should be available and ready prior to occupation. The area that is currently the temporary site entrance will be excluded until the new main entrance can be used, but the remaining ANRG will be completed as soon as possible after that.

At the Southern end of the site the developer has installed the new drainage system that goes through the top corner of the FORD1 SANG to Whitsbury Road. This work has been completed and the required remedial landscaping is currently being carried out.

None of the ecological features required as part of the dwellings have been installed at present. The houses that are approaching occupation need to be completed first. I flagged this up with the Case Officer, our Ecologist and the developer for their attention. Since this reminder, the ecology features have been delivered to site. I have advised the developer that if any of them (e.g. bat tubes) are listed as being integral to the building they need to be inbuilt, and not add-ons. I have been assured that they would be. The developer is going to commence this work as soon as they

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get a cherry picker (lifting equipment) on site. The planning condition requires the features to be installed prior to the occupation of each dwelling, the developer is fully aware of this.

We have been informed by the developer that first occupation will be delayed slightly, which will give the developer more time to get the required works completed in time.

The drainage is being constructed adjoining Plots 28-31.

The electricity supply is being installed in the Plots that are at the internal and external stages.

I will enquire with the developer when they intend to commence planting on site. I will be reminding them that the planting season is approaching (October -March) and it is preferable to have the planting carried out earlier on in the season.

The electric substation is being constructed adjoining Plot 11. The electricity power link from the main network is being constructed from the bottom of the hill along the boundary up to the substation.

The road adjoining Plots 55-61 has commenced construction.

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

Plots 28-31, 38 and 39 have their slabs in.

Plots 19-27 and 40-44 are at ground floor level.

Plot 55 is at roofline.

Plots 45-54 and 62-64 are at the internal and external stages, with Plots 45-49 currently being made watertight.

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 – 14th September 2023



Occupation Status

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

Strategic Sites at Application Stage

Land North of Station Road, Fordingbridge SP6 1JW – SS16

Planning Application Ref: 23/10316 Full Application 206 dwellings

Developer: Cala Homes (Thames) Ltd.

The developer has permission to carry out some infiltration tests, forming part of the application process. These comprise of some small, shallow trial pits.

Markers have been placed around the site. The testing is likely to have commenced.

Land West of Burgate, Salisbury Street, Fordingbridge SP6 1LX – SS18

Planning Application Ref: 21/11237 Hybrid Planning Application - comprising: Outline planning application (all matters reserved except means of access only in relation to new points of vehicular access into the site) for residential development and change of use of land to Alternative Natural Recreational Greenspace, together with a community hub (to comprise a mix of some or all of; local food retail, local non-food retail, community use and business use) and all other necessary on-site infrastructure. Full planning application for the first phase of development comprising 112 dwellings, public open space, Alternative Natural Recreational Greenspace, surface water attenuation and all other necessary on site infrastructure (AMENDED PLANS / AMENDMENTS TO ENVIRONMENTAL STATEMENT DETAILS) - 112 dwellings

Developer: Pennyfarthing Homes.

The developer has permission to carry out archaeological works in area 4 of the site.

No archaeological dig work appears to have commenced on site yet.