

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th January 2024 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

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

In attendance: Rachel Edwards, Asst Town Clerk

1. To receive any apologies for absence

Apologies were received from Cllrs Bailey and Perkins.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 13th December 2023 and report any matters arising

Cllr White proposed and it was seconded by Cllr Millar and therefore **RESOLVED:** that the minutes of the meeting held on the 13th December 2023 be signed as a true record. All who attended were in favour.

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 23/11122

SITE: LONGVIEW, FRYERN COURT ROAD, BURGATE,
FORDINGBRIDGE SP6 1NG
DESCRIPTION: Single-storey extension to rear and side of property
DECISION: Granted Subject to Conditions

Application 23/11143

SITE: 21 BRIDGE STREET, FORDINGBRIDGE SP6 1AH
DESCRIPTION: Replacement of existing rear conservatory with single-storey flat roof extension including glazed roof lantern; fenestration alterations
DECISION: Granted Subject to Conditions

Application 23/11093

SITE: 5B FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG
DESCRIPTION: Variation of condition 2 of planning permission 20/10719 to allow amended design & plans
DECISION: Granted Subject to Conditions

Application 23/11298

SITE: 38 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA
DESCRIPTION: Loft conversion including rear dormer (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Tree Work Decisions

Application No: **CONS/23/0559**

Site: PUMP HOUSE REAR OF 26, BRIDGE STREET, FORDINGBRIDGE, SP6 1AH

Decision: Raise No Objections

Application No: **CONS/23/0602**

Site: 26-30 SALISBURY STREET, FORDINGBRIDGE, SP6 1AF

Decision: Raise No Objections

Application No: **CONS/23/0613**

Site: WEIR COTTAGE, 17 BARTONS ROAD, FORDINGBRIDGE, SP6 1JD

Decision: Raise No Objections

Application No: **CONS/23/0618**

Site: 4 WESTGROVE, FORDINGBRIDGE, SP6 1LS

Decision: Raise No Objections

Tree Preservation Orders Made

The tree preservation order TPO/0011/23 LAND OF FARRIERS, FORDINGBRIDGE, SP6 1FE was confirmed by the New Forest District Council without modification on the 5th day of January 2024.

6. To consider new Planning Applications

22/11268	Ss18 Middle Burgate House, Salisbury Road, Burgate, Fordingbridge SP6 1LX	Mr Currie
Hybrid Application – (Outline) Development of Land Comprising the Erection of 41 Dwellings, Demolition and Removal of Redundant Agricultural Structures, Works to Access, Landscaping and Provision of Public Open Space/ANRG, and (Full) Conversion and Extension of an Existing Building to form 4 flats and Erection of a further Block of 8 Flatted Units (53 Dwellings Total)		
Cllr Hinton reported that changes have been made to this application after feedback from NFDC. The original application had no affordable housing; now 12 units have been added; 4 of which come at the loss of the community building and the further 8 flats are planned to go onto what was originally planned open space. Councillors noted that the CIL contributions would be greatly reduced too.		
Cllr Hinton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED : that while Fordingbridge Town Council support the provision of affordable housing with the scheme, they recommend REFUSAL under PAR4 for the following reasons:		
<ul style="list-style-type: none">• The proximity of the access to the main road and the possibility of traffic backing up onto the main road should there be any obstructions to access, such as may be caused by a stopped delivery vehicle, or a delay in opening the gates.• The affordable housing is not integrated throughout the site but gated off from the rest of the community – a segregated ghetto.• The form and appearance of the new flat block is not in keeping with the rest of the site. It is thought to look like an office block.• The loss of the community building.• The significant reduction in the S106 contributions.		
All in favour.		

23/11308	23 GREEN LANE, FORDINGBRIDGE SP6 1HU	Adams
Construction of 4 x residential units; access alterations and parking. Demolition of existing outbuilding and annex containing residential accommodation.		
Cllr Hinton proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend REFUSAL under PAR4, as it is an overdevelopment of the site, the proximity to the footpath is too dominant, and access and parking issues raise safety concerns for the users of Green Lane. All in favour.		

23/11265	4 THE OLD VINERIES, FORDINGBRIDGE SP6 1DE	Mr Lister
Single-storey pitched roof side extension; demolish existing single-storey porch & side structure		
Cllr White proposed and it was seconded by Cllr Cameron and therefore RESOLVED: to recommend PERMISSION under PAR3, as it is an improvement to the living space and there is no impact on the street scene. All in favour.		

23/11266	WEIR COTTAGE, 17 BARTONS ROAD, FORDINGBRIDGE SP6 1JD	Mr Dowling
Two-storey extension to rear of property; single-storey extension to side of property; fenestration alterations		
Cllr Wilson proposed and it was seconded by Cllr White 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.		

23/11298	38 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA	Tip Top Plans LLP
Loft conversion including rear dormer (Lawful Development Certificate that permission is not required for proposal)		
FOR INFORMATION ONLY		

7. To consider new Tree Works Applications

No tree works applications.

8. To consider any Licensing Act 2003 applications

No licensing act application.

9. To consider a response to the pre-submission draft of the Alderholt Neighbourhood Plan consultation

A drop-in event will be held at Alderholt Village Hall on Saturday 13th January from 10am – 12.30pm where the draft Neighbourhood Plan and supporting documents can be viewed. The deadline for the submission of comments to Alderholt Parish Council is 19th January.

Members noted the Alderholt Neighbourhood Plan and decided not to comment.

10. To note any items of correspondence

A resident of Augustus Park reported that some work is being conducted between Hertford Close, Bedford Close and Dudley Avenue and the Augustus Park Estate. The narrow band of land (off Whitsbury Road) has been cleared and the resident understands that the intention is to build houses along this strip of land (the former railway line route). He said that it is further understood that planning permission was not granted for the proposed houses, but the work is still proceeding regardless. The resident thought that the house building will progress with the idea that

retrospective permission will be granted once the properties have been constructed, and that this project will be vigorously opposed by the local residents. The resident has been advised to contact the planning department at NFDC with these concerns.

Action: Cllr Hinton to follow up with NFDC

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

Nothing further to report.

12. To note the date of the next meeting as Wednesday 14th February 2024

The meeting closed at 20.31pm.