

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th February 2024 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

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

In attendance: Rachel Edwards, Asst Town Clerk
Two representatives from CPC Planning Consultants, regarding applications 23/11306 and 24/10054

1. To receive any apologies for absence

Apologies were received from Cllrs Howard and Perkins.

2. To receive any Declarations of Interest

Cllr Anstey declared an interest in applications 23/11306 and 24/10054 as a resident of Fryern Court Road. He would remain in the meeting to speak as a member of the public.

3. To confirm the minutes of the meeting held on 10th January 2024 and report any matters arising

Cllr Wilson proposed and it was seconded by Cllr White and therefore **RESOLVED**: that the minutes of the meeting held on the 10th January 2024 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 23/11001

SITE: 29 SALISBURY STREET, FORDINGBRIDGE SP6 1AB (NB:
SUBJECT TO UNILATERAL UNDERTAKING)
DESCRIPTION: Convert maisonette to form 1 x 1 bed flat and 1 x studio flat at first and second floor.
DECISION: Granted Subject to Conditions

Application 23/11265

SITE: 4 THE OLD VINERIES, FORDINGBRIDGE SP6 1DE
DESCRIPTION: Single-storey pitched roof side extension; demolish existing single-storey porch & side structure
DECISION: Granted Subject to Conditions

Application 23/11247

SITE: CORVEDALE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA
DESCRIPTION: First floor extension above east wing; alterations to shape of west wing; fenestration and dormer alterations
DECISION: Granted Subject to Conditions

Application 23/11124

SITE: OAKLANDS MANOR, MARL LANE, FORDINGBRIDGE SP6 1JR
DESCRIPTION: Proposed orangery to replace existing conservatory (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 23/11095

SITE: OAKLANDS MANOR, MARL LANE, FORDINGBRIDGE SP6 1JR
DESCRIPTION: Replace existing conservatory with orangery
DECISION: Granted Subject to Conditions

Application 23/11332

SITE: 5 DIAMOND COURT, DIAMOND CLOSE, FORDINGBRIDGE SP6 1NZ
DESCRIPTION: Replacement of windows (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Application 23/11266

SITE: WEIR COTTAGE, 17 BARTONS ROAD, FORDINGBRIDGE SP6 1JD
DESCRIPTION: Two-storey extension to rear of property; single-storey extension to side of property; fenestration alterations
DECISION: Granted Subject to Conditions

Tree Work Decisions

Application No: CONS/23/0626

Site: 21 BARTONS ROAD, FORDINGBRIDGE, SP6 1JD
Decision: Raise No Objections

Application No: R14/15/24/0010

Site: STATION ROAD, FORDINGBRIDGE, SP6 1JW
Decision: Exempt Works

6. To consider new Planning Applications

P/OUT/2023/01166	Land To The South Of Ringwood Road Alderholt	Dudsbury Homes (Southern) Ltd
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)		
Appeal reference: APP/D1265/W/23/3336518.		
Members agreed to resubmit their previous comments made in May 2023 and June 2023 in objection to this appeal, with the further additional comments: <ul style="list-style-type: none">• Midgham Farm, just east of this development, is a proposed site in the Hampshire Minerals and Waste Plan and likely to become a minerals extraction site with the resultant noise, increased traffic movements and air pollution, all of which could impact on the proposed development.• The Walking, Cycling and Horse-Riding Assessment and Review (Paragraph 4.14) identified that improvements to PRow Footpaths 090/2/1 and 090/3/1 to facilitate cycling would allow for a safer, attractive and more convenient route from Alderholt to Fordingbridge via Lomer Lane and Ashford Road and that the viability of improving/providing such links will be explored with the view that a contribution could be		

secured to delivering improvements in this area. Should Midgham Farm be approved for minerals extraction, these footpaths are likely to be dug up instead.

Comments submitted in objection in June 2023:

- It is clear from HCC Highways Reports that the junction between the High Street and Provost Street is incapable of taking the extra traffic. Furthermore, a double decker bus is not suited to Bowerwood Road.
- The sewerage system is already overused, and this development would further swamp it

Comments submitted in objection in May 2023:

- This application should not even be considered unless it falls under the Local Plan. Proposals of such scale and likely impact should be assessed under the Local Plan preparation process.
- The Transport report/assessment is inadequate and fails to demonstrate that the highway impact will not be severe. The connecting road from Alderholt to Fordingbridge is so narrow to be almost single track in places and is used on a daily basis by Alderholt residents to access schools, shops, doctors, the library, the petrol station and Salisbury and Southampton. Additional development in Alderholt would further impact this road, Ashford Road, Station Road (which is already proposed for further significant development under the NFDC Local Plan) and the road network in the centre of Fordingbridge. Hampshire County Council has already identified that the roundabout in Fordingbridge will be operating beyond its capacity in the future and that is prior to the proposed new developments in Fordingbridge and any further development of Alderholt.
- The flood risk assessment is inadequate for an application of this size.
- This development relies on the infrastructure in Fordingbridge. Fordingbridge is already proposed for further significant development under the NFDC Local Plan. The additional impact of an extra 1700 dwellings in Alderholt would be too much for the infrastructure of Fordingbridge to cope with. Considerable enhancement of school, employment, retail and community facilities in Alderholt would be needed to offset the additional burden on the facilities in Fordingbridge. Both the NFDC and draft Dorset Local Plan suggest that Fordingbridge and Alderholt are self-contained, however neither have the necessary employment opportunities or shop and leisure facilities to be self-contained.
- The scale of the proposals and likely impact are such that the application is of greater than local interest and should therefore be called in for Secretary of State determination.
- If approved, the application for gravel removal at Midgham would remove another large part of the immediate countryside and further adversely affect residents and roads.

23/11299	UNIT 1, 1 BRIDGE STREET, FORDINGBRIDGE SP6 1AH	Mr Gulabakh - Hants Development Ltd
Use of first & second floor as 3 flats; retain existing class E (formerly A1/A2) use 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 and doors (Retrospective)		
Cllr Hinton presented this application. The original approved works (planning application 18/10686) were completed in a manner which breached the approval terms. A retrospective planning application 21/10658 was refused in 2022 and the appeal dismissed in 2023 for five reasons which are now being addressed under planning application 23/11299 as follows: 1. White painted timber double glazed windows & doors to replace the grey framed PVC fenestration installed. 2. Introduction of flood resilience requirements introduced by the NFDC planning department. 3. A draft Universal Undertaking to address mitigations with regards to European Nature Conservation Areas.		

4. A phosphate nutrient budget is to be submitted, based on the occupancy rates referred to by the appeal inspector. A future condition on any approval will cover credits to be paid to the available mitigation scheme at Bickton.

5. Ground floor commercial uses are to be specified on the existing and proposed plans; this is in respect of recent changes to the use classes in national planning legislation.

Cllr Anstey proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as the previous concerns are now being addressed. All in favour.

23/11306	THE OLD FARMHOUSE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Cordage 46 Limited.
Conversion and extension of outbuilding to 2no. three-bedroom dwellings; erection of an L-shaped building comprising x3no. three-bedroom dwellings in place of two modern outbuildings; associated parking; hard and soft landscaping.		
Cllr Paton presented applications 23/11306 and 24/10054. Members noted that reports from Highways and Conservation have yet to be received.		
Cllr Hinton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to defer this decision until after further submissions have been received, with the additional comment that Fordingbridge Town Council is keen to see the listed building restored. All in favour.		

24/10054	THE OLD FARMHOUSE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX	Cordage 46 Limited.
Restoration of the Grade II listed Old Farmhouse including proposed internal wall; conversion and extension of x1no. outbuilding to two three-bedroom dwellings; erection of an L-shaped building comprising x3no. three-bedroom dwellings in place of two modern outbuildings; associated parking; hard and soft landscaping (Application for listed building consent)		
Cllr Paton presented applications 23/11306 and 24/10054. Members noted that reports from Highways and Conservation have yet to be received.		
Cllr Hinton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to defer this decision until after further submissions have been received, with the additional comment that Fordingbridge Town Council is keen to see the listed building restored. All in favour.		

24/10001	THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1EZ	Mr Burnett - Otter Energy Assets Limited
123kW in-roof mounted solar panels (Retrospective)		
Cllr Wilson proposed and it was seconded by Cllr Cameron and therefore RESOLVED: to recommend PERMISSION under PAR3 as the solar panels reduce the school electricity costs, fit the Hampshire County Council emergency plan and the amended final design is better than the original. All in favour.		

23/11197	POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN	Ms Arpino
Change of use to residential (Retrospective)		
<p>Cllr Wilson presented applications 23/11197 and 23/11198. Members noted that the second front door had been blocked up, the indented words "COUNTY POLICE STATION" to the front of the building painted over with white instead of highlighted in blue, and the blue lamp glass replaced with clear. Also, that children now play in the courtyard, which has a noise impact for neighbours. It is unknown what internal alterations have occurred. Members were concerned that changes had taken place on a listed building without permission. They decided to defer a decision until more information is available and after the conservation officer's report has been received.</p>		

23/11198	POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN	arpino
Change of use to residential (Application for Listed Building Consent)		
<p>Cllr Wilson presented applications 23/11197 and 23/11198. Members noted that the second front door had been blocked up, the indented words "COUNTY POLICE STATION" to the front of the building painted over in white instead of highlighted in blue, and the blue lamp glass replaced with clear. Also, that children now play in the courtyard, which has a noise impact for neighbours. It is unknown what internal alterations have occurred. Members were concerned that changes had taken place on a listed building without permission. They decided to defer a decision until more information is available and after the conservation officer's report has been received.</p>		

24/10009	27 HIGH STREET, FORDINGBRIDGE SP6 1AT	Mr. Errington - St. Gresham Ltd.
Installation of 3 no. roof lights in rear elevation to serve second floor studio flat.		
<p>Cllr Hinton proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as this is conservation style heritage with no impact on the amenity or character of the area. All in favour.</p>		

24/10062	THE OLD GRANARY HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr & Mrs Scott Healey
Erect garden building incidental to enjoyment of the dwelling house (The Old Granary)		
<p>Cllr Hinton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no adverse effect on either the nearby listed building nor on the nearby area. All in favour.</p>		

23/11332	5 DIAMOND COURT, DIAMOND CLOSE, FORDINGBRIDGE SP6 1NZ	Miss Phelps
Replacement of windows (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

Members noted the following licensing act application.

Our Ref:	TEN 11036 / LICTE/24/00196 - MCO
Date:	12 January 2024
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	01/02/2024 18:00:00 to 01/02/2024 23:00:00
Premise Address:	Burgate School And Sixth Form Centre, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Andrew John Brooks
Event Details:	A Ticket only - Culture In Common Performance Event The sale by retail of alcohol 1st February 2024 18:00 hrs to 23:00 hrs 200 persons

9. To review the Terms of Reference for the Committee

Cllr Bailey asked that mention be made in the Terms of Reference of members moving to sit in the public gallery during the consideration of an application in which they have declared an interest.

Action: Asst Clerk to update Terms of Reference for approval

Action: Asst Clerk to arrange a planning training session for all members of the Planning Committee

10. To note any items of correspondence

The NFDC Strategic Sites update has been received for February and circulated to Members.

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

The Chairman reported that an order has been made to move Footpath 7. Members asked that the previous comments made be resubmitted in objection to this footpath diversion: *The Town Council is of the view that no substantial case has been made to justify the proposed diversion. The Council fully supports the views and concerns raised by Ringwood and Fordingbridge Footpath Society.*

Action: Asst Clerk to resubmit previous comments in objection

The Asst Clerk reminded members to be vigilant with unexpected emails and treat them with caution. Several scam phishing emails have recently been received.

12. To note the date of the next meeting as Wednesday 13th March 2024

The meeting closed at 20.42pm.