

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th March 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, Cameron, Hinton, Howard, Lewendon, Millar, Shering and White

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk

1. To receive any apologies for absence

Apologies were received from Cllrs Bailey, Perkins and Wilson.

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 but not to vote.

Cllr White declared an interest in application 24/10123 as the applicant is a colleague. He would remain in the meeting and not speak or vote.

3. To confirm the minutes of the meeting held on 14th February 2024 and report any matters arising

Cllr White proposed and it was seconded by Cllr Cameron and therefore **RESOLVED:** that the minutes of the meeting held on the 14th February 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 23/11237

SITE: LAND WEST OF BURGATE, SALISBURY STREET,
FORDINGBRIDGE SP6 1LX (NB: SUBJECT TO LEGAL
AGREEMENT)

DESCRIPTION: 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

DECISION: Granted Subject to Conditions

Application 24/10009

SITE: 27 HIGH STREET, FORDINGBRIDGE SP6 1AT

DESCRIPTION: Installation of 3 no. roof lights in rear elevation to serve second floor studio flat.

DECISION: Granted Subject to Conditions

Tree Work Decisions

No tree works decisions.

6. To consider new Planning Applications

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 together. These applications were deferred from the Planning Committee meeting held on 14 th February 2024; reports from Highways and Conservation have since been received.		
Whilst the Highway Authority have no objections in principle to this application, they requested that additional tracking identifying a pantechnicon entering and exiting the site in a forward gear is provided, due to the location of the site being located on the A338. Furthermore, as a note to the applicant that they should be aware of the potential S278 works associated with the planning application of SS18 that may occur in and around the access to this site.		
The Conservation Officer said that substantial further work and revision is required to the heritage assessment to address gross shortcomings in terms of identifying the significance of the impacted heritage assets and justifying the harms and benefits of the scheme. He recommended that the current application be withdrawn, and a pre-app be submitted that can fully examine the heritage constraints and opportunities for the redevelopment of the site.		
Cllr Hinton 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.		

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)		
See application 23/11306 above.		

24/10125	THE OLD GRANARY, KINGS YARD, SALISBURY STREET, FORDINGBRIDGE SP6 1AB	Mr Lucas
Conversion of existing ground floor office (Class E) to form x1no. flat (Prior Approval Application)		
Cllr Millar proposed and it was seconded by Cllr Cameron and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no substantive change to the building structure, there will be no material impact on Fordingbridge businesses and the application offers much needed accommodation. All in favour.		

24/10123	40B WEST STREET, FORDINGBRIDGE SP6 1JH	Mr & Mrs Poole
Variation of condition 2 of application 22/11449 to allow an amendment to the approved design including x2no. roof lights, replacement of cladding with brickwork, lifting the roof height by 30cm and fenestration alterations		
Cllr Cameron proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as the design is nicer and it doesn't affect anyone else. All in favour.		

24/10140	2 THE HUNDRED, FORDINGBRIDGE SP6 1QU	Goodman Hallam Ltd. - Libra Homes Ltd.
Removal of canopy above internal courtyard walkway; replacement of railings		
<p>Cllr Cameron presented applications 24/10140 and 24/10141 together. She reported that 2 The Hundred is a listed building and in a conservation area and although the canopy is unsightly, it keeps the rainwater off the tiled footway which becomes slippery when wet. The canopy has a gutter which diverts water into a drain. She concluded that the area would look tidier with the canopy removed but this could cause problems.</p> <p>Cllr Shering made the following additional comments:</p> <p><i>The canopy is Georgian Wire Glass. At some point a heavy mesh section frame has been installed to protect the glass from further damage. It is difficult to say when this was installed but probably after initial damage possibly cracking had occurred.</i></p> <p><i>This was a bespoke development in its time probably in the early to mid-eighties and I think although cannot be sure the timber frame could be made of elm from Trees felled because of Dutch Elm disease in the sixties and seventies. The trees were felled at the Manor Park development between Salisbury Road and the Bypass (Lyster Road).</i></p> <p><i>The link way to the High Street floor is reclaimed flagstone and the remaining area is a hard blue well burnt paver and both look as good from a wear point of view since they were originally laid some 40 years ago.</i></p> <p><i>The problem with the canopy is down to lack of maintenance, cracked glass, slipped glass, missing glass, blocked gutters, moss build up etc. which as a result has caused rot to the substantial timber frame. I'm not saying this is to do with the current applicant but as a result of time and I would say apart from the mesh cover barely any if any at all maintenance has been carried out in the 40 years.</i></p> <p><i>The Canopy provides a cover over the blue pavers which is slippery now with glass missing and gaps in the glass. The whole area of blue pavers was designed to be covered in in some format from the Car Park to the High Street. There were always some wet surfaces under heavy blowy rain at the entrance and as a result of that the caution slippery surface sign erected. The Canopy was put there for a reason and in addition it provides weather protection to 3 doors, possibly to a WC and storerooms. These will have issues if the Canopy is removed and may not actually be of external door quality so may have to be replaced.</i></p> <p><i>It is worth noting that due to the lack of maintenance the timber frame to the Canopy is rotten in places and at the steps end the tenon of the horizontal plate is gone completely and therefore likely to collapse! This possibility is reduced as the plate is under an extended cantilever situation so may hang on in there.</i></p> <p><i>Also, extensive rot to the canopy further along. The Canopy does need some immediate temporary repair or maintenance. In addition, lead flashings have been removed or stolen</i></p>		

allowing more water ingress into non-Canopy timbers. The canopy is there for a reason, unfortunately I don't know what was there before.

Please also note there is a heavy, quality cast iron sign at both entrances depicting The Hundred.

Cllr Anstey proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend REFUSAL under PAR4 as the canopy should be repaired or a better statement made to set out the case for its removal. The canopy keeps the rainwater off the tiled footway which becomes slippery when wet, and it has a gutter which diverts water into a drain. The removal of the canopy raises concerns over safety and also the altering of a listed building. All in favour.

24/10141	2 THE HUNDRED, FORDINGBRIDGE SP6 1QU	Goodman Hallam Ltd. - Libra Homes Ltd.
Removal of canopy above internal courtyard walkway; replacement of railings (Application for listed building consent)		
See application 24/10140 above.		

24/10120	NEW FOREST WATER PARK, RINGWOOD ROAD, FORDINGBRIDGE SP6 2EY	New Forest Water Park Ltd
Ground floor extension with terrace above for use as new briefing room; demolition of existing outbuilding/briefing room		
Cllr White proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application will improve the building layout and make it more accessible, and the building will look more attractive. All in favour.		

23/11223	THATCHMANS FARM, FLOOD STREET, BURGATE, FORDINGBRIDGE SP6 1NB	Mr & Mrs. Wyatt
External open-sided framed oak porch		
Cllr Shering commented that a different type of cladding had been used on the main building than permission had been granted for. Cllr Cameron proposed and it was seconded by Cllr Anstey and therefore RESOLVED: to recommend PERMISSION under PAR3 as it doesn't affect anyone and will enhance what's there. All in favour.		

23/11197	POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN	Ms Arpino
Change of use to residential (Retrospective)		
Cllr Hinton presented applications 23/11197 and 23/11198 together, both of which had been deferred from the previous meeting awaiting further information.		
In the absence of an acceptable flood risk assessment (FRA) the Environment Agency objected to application 23/11197 and recommended that planning permission is refused.		
The Conservation Officer recommended refusal and enforcement on planning application 23/11198, saying that this retrospective development causes harm to the significance of the listed building. It fails to preserve the character and appearance of the Conservation Area and is contrary to Policy DM1 of the Local Plan Part 2: Sites and Development Management 2014. The Conservation Officer suggested requirements of the Enforcement Notice to return the front		

elevation of the building to its condition prior to the unauthorised work being undertaken are as follows: -

- Reinstall the removed door or a new replacement in materials, joinery, glazing, door furniture and paint finish details to match the existing on the front elevation into the Dining Room
- Reinstall blue glass into external lamp with RAL colour to be agreed with the LPA
- Overpainting of blue lettering on frontage mentioned in listing description as follows: "1st floor raised band inscribed 'County Police Station'" with RAL colour to be agreed with the LPA

Cllr Lewendon reported that a manhole cover in one of the Police Station cells opens directly to the stream which flows under the building, and that flooding can occur.

Cllr Shering proposed: to recommend REFUSAL under PAR4, as it is illegal occupation of a commercial unit. There was no seconder.

Cllr Cameron 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. We have no objection in principle but revert to the issues raised by the Conservation Officer. 7 in favour, 1 against and 1 abstention.

23/11198	POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN	arpino
Change of use to residential (Application for Listed Building Consent)		
See application 23/11197.		

24/10132	BICKTON FARM, BICKTON LANE, BICKTON, FORDINGBRIDGE, SP6 2HA	Pigs Direct
Proposed agricultural storage building to enable the storage of agricultural machinery and the hay crop (Prior Approval Application)		
FOR INFORMATION ONLY		

7. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: CONS/24/0086
Proposed Works: Alder x 2 - Pollard
Site Address: 26 Lower Bartons, Fordingbridge, SP6 1JB

Case Ref: TPO/24/0119
Proposed Works: Scots Pine x 1 Fell
Site Address: 5 Brympton Close, Fordingbridge, SP6 1DW

Case Ref: CONS/24/0094
Proposed Works: Oak - Reduce
Site Address: 21 Bridge Street, Fordingbridge, SP6 1AH

Correspondence from the applicant for CONS/24/0094 stating that the tree to be reduced is an Ash rather than an Oak was noted.

8. To consider any Licensing Act 2003 applications

Members noted the following licensing act applications.

Our Ref:	TEN 11081 / LICTE/24/00898 - EH
Date:	21 February 2024
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	01/03/2024 19:30:00 to 01/03/2024 22:00:00
Premise Address:	Fordingbridge Federation School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Debra Poole
Event Details:	Bingo Evening The sale by retail of alcohol 01 March 2024 19:30 to 22:00 100 Persons

Our Ref:	TEN 11088 / LICTE/24/00949 - MCO
Date:	23 February 2024
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	16/03/2024 19:30:00 to 16/03/2024 22:30:00
Premise Address:	Our Lady of Sorrows & St Philip Benizi RC Church 15 Salisbury Road, Fordingbridge, SP6 1EG
Applicant Details:	Marguerite Helen Eales
Event Details:	A Little Trite Music with amateur group of 4 musicians and invited singers The sale by retail of alcohol The provision of regulated entertainment 16 March 2024 19:30 hrs to 22:30 hrs 75 persons

9. To review the Terms of Reference for the Committee

Cllr Bailey requested at the meeting held on 14th February that mention be made in the Planning 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. However, the Clerk said that this would not be consistent with the other committee terms of reference and that Declarations of Interest are covered in the Code of Conduct instead.

Cllr White proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED**: to accept the Terms of Reference for the Planning Committee.

Dates are in discussion for 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 March and circulated to Members.

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

Cllr Shering asked for an update on School House, 34/36 Provost St, Fordingbridge SP6 1AY. He reported that the works to this listed building were illegal and have been stopped.

Action: Asst Clerk to follow up with NFDC

12. To note the date of the next meeting as Wednesday 10th April 2024

The meeting closed at 8.39pm.