

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th June 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, Howard, Lewendon, Shering and White

In attendance: Rachel Edwards, Asst Town Clerk
3 representatives from Gillings Planning
1 representative from Vesta Architecture

1. To receive any apologies for absence

Apologies were received from Cllr Hinton, Millar, Perkins and Wilson.

2. To receive any Declarations of Interest

Cllr Anstey declared an interest in planning application 24/10147 as he is a near neighbour. He would remain in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 8th May 2024 and report any matters arising

Cllr Cameron proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED:** that the minutes of the meeting held on the 8th May 2024 be signed as a true record. All who attended were in favour. No matters arising.

4. To receive any matters raised by Members of the Public

No matters raised.

5. To receive a presentation about a proposed Care Home on Site 18

Gillings Planning gave a presentation for a proposed 74-bed care home on strategic site 18, offering nursing and residential care for dementia and Alzheimer's patients. The care home would be sited immediately off the A338 with an access point, 25 car parking spaces and an ambulance bay to the north of the site, and a courtyard garden and 10m green buffer to the south. It would be a medium to high market-led care home with a full commercial kitchen and laundry room; the back of house facilities would be located in the roof. The footprint has been condensed as a result of a pre-app meeting with NFDC. Approximately 64 staff would be employed with a mixture of some full-time and others part-time.

Cllr White asked about traffic management and forecasts for traffic movements with the site being on a major A road. Gillings Planning said that the staff shift pattern would avoid busy times such as local school drop-off times, that residents will not have cars and few visitors are expected. 15-20 staff would be on site during a shift. A pedestrian and cycle link would enable staff to use alternative means of transport thereby reducing demand for parking spaces. The speed limit is 40mph, but this may be reduced to 30mph when the new developments are built.

Cllr Shering asked if the care home site would be connected to the development sites. Gillings Planning advised that it wouldn't be for security reasons. Also, that as a full care site, residents would not leave the site unless signed out.

Cllr Cameron asked about the impact on the infrastructure in Fordingbridge for the residents' care needs. Gillings Planning advised that the residents are expected to be from the local area and that the doctor will be able to see 2-3 patients in one visit, rather than making multiple house calls. Also, that fewer trips and falls happen in care homes compared to being at home.

Cllr Shering asked if there was a demographic need for a care home. Gillings Planning advised that there is.

Cllr Anstey asked about the height of the building near the main road and was told that the height drops towards the main road and on the corner at the entrance, the plans show a 2.5 storey scale. There would be a substantial hedgerow and the traffic noise would be acceptable for residents.

Cllr Paton thanked Gillings Planning and Vesta Architecture for attending.

[The 3 representatives from Gillings Planning and 1 from Vesta Architecture left the meeting.]

6. To report any Results on Planning Applications, Appeals, Tree Works Applications & Tree Preservation Orders made

Application 24/10274

SITE: CLOVELLY, WHITSBURY ROAD, TINKERS CROSS,
FORDINGBRIDGE SP6 1FF
DESCRIPTION: New Garage
DECISION: Granted Subject to Conditions

Application 23/10912

SITE: SANDY LOCK HOMESTEAD, SOUTHAMPTON ROAD, EAST
MILLS, FORDINGBRIDGE SP6 2JP (NB: SUBJECT TO
UNILATERAL UNDERTAKING)
DESCRIPTION: Conversion of agricultural store into habitable dwelling
DECISION: Refused

Application 24/10363

SITE: 2 LANGLEY GARDEN, FORDINGBRIDGE SP6 1QL
DESCRIPTION: Proposed single storey side extension
DECISION: Granted Subject to Conditions

Application 24/10328

SITE: 51 CHURCH STREET, FORDINGBRIDGE, SP6 1BB
DESCRIPTION: Proposed new facade cladding; addition of new attached garage.
Remove rear conservatory.
DECISION: Granted Subject to Conditions

Application 23/11198

SITE: POLICE STATION, 1 STATION ROAD, FORDINGBRIDGE SP6 1JN
DESCRIPTION: Change of use to residential (Application for Listed Building Consent)
DECISION: Withdrawn by Applicant

Tree Work Decisions

Case Ref: TPO/24/0150
Site Address: 10 FARRIERS, FORDINGBRIDGE, SP6 1FE
Proposed works: T1 - crown thin by 10%, crown lift to 2.5m above ground
level and crown reduction of 1.5m
Reason for work: in a cramped area and overhanging
Decision: Split Decision

Case Ref: TPO/24/0188
Site Address: 11 PEMBRIDGE ROAD, FORDINGBRIDGE, SP6 1QJ
Proposed works: T7 - Reduce down in height by around 50% to a finished height of around 10m from ground level.
Reason for work: The tree is showing clear signs of physiological dysfunction throughout the entire crown. Historically the tree has undergone periodic tree pruning which has subsequently elevated the risk of infection occurring from pathogens. The tree has been monitored over a period of 14-16 months but there is now a visible advancement in its decline. In this instance felling to ground level would be an excessive form of management and there is potential for a vigorous crown to form at a lower level.
Decision: Grant

Case Ref: TPO/24/0180
Site Address: 5 BURGATE FIELDS, FORDINGBRIDGE, SP6 1LR
Proposed works: T1 - Crown reduction up to 3m, lower branches close to No's 4 & 5 reduce up to 5m.
Reason for work: to manage overall size in proximity to properties and removal of any dead/diseased branches.
Decision: Grant

7. To consider new Planning Applications

| | | |
|---|--|---------|
| 24/10394 | 111 STATION ROAD, FORDINGBRIDGE, SP6 1BU | Mr Cook |
| Single-storey rear extension, first floor rear extension and roof alterations to facillitate additional rooms, with rear dormer and 4 no.roof lights. | | |
| Cllr White proposed and it was seconded by Cllr Cameron and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application improves the accommodation and falls in line with the neighbouring properties. All in favour. | | |

| | | |
|---|--|----------|
| 24/10416 | 16 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD | Mr Dixon |
| Proposed rear extension to create additional bedrooms and living accommodation. | | |
| Cllr Anstey proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3, subject to the roost appraisal results and the ROW being added to the plans, as there is no adverse effect on the street scene. All in favour. | | |

| | | |
|--|--|----------------|
| 24/10430 | 5 BUSHELLS FARM, FORDINGBRIDGE SP6 1BH | Mr & Mrs Finch |
| Single-storey rear and side extensions | | |
| Cllr White proposed and it was seconded by Cllr Shering and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application provides additional living accommodation and has no negative impact on the street view. All in favour. | | |

| | | |
|---|---|-------------|
| 24/10443 | 8 CHARNWOOD DRIVE, FORDINGBRIDGE, SP6 1LE | Mr McCarthy |
| Replace the existing lean-to glazed conservatory roof with a rigid roof and create a first floor extension over the existing utility and creation of open porch | | |
| Cllr Cameron proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is a nice addition and will make a better living space. All in favour. | | |

| | | |
|--|---|--------------------|
| 24/10147 | LILAC COTTAGE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE, SP6 1LZ | Mrs and Mr Haskins |
| Chimney stack rebuild including new lead tray and addition of a second lead tray at approx. 150mm above the level of the ridge (Application for Listed Building Consent) | | |
| Cllr Paton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is a job which needs doing and needs doing properly. All in favour (bar Cllr Anstey as he had declared an interest). | | |

| | | |
|--|--|-----------------------|
| 24/10392 | THE OLD GRANARY HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE, SP6 2HA | Mr & Mrs Scott Healey |
| Replace leaking windows and a door known as "D2" (former doorway to Old Granary Barn) with identical fit for purpose timber windows and door (Application for Listed Building Consent) | | |
| Cllr Paton proposed and it was seconded by Cllr Cameron and therefore RESOLVED: to recommend PERMISSION under PAR3 as the work needs to be done. All in favour. | | |

| | | |
|--|--|-------------|
| 23/10785 | Land Adjacent Khandala, Salisbury Road, Burgate, Fordingbridge SP6 1LX | Mr Wriggley |
| Erection of one dwelling | | |
| Cllr Shering proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 subject to the recommendations made by the tree officer being followed. All in favour. | | |

| | | |
|--|---|--|
| HCC/2024/0204 | Bleak Hill III - Hamer Warren Quarry, Harbridge Drove, Nr Ringwood BH24 3PX | |
| Variation of planning conditions 2, 5, 27, 31 and 42 of planning permission 19/11326 so as to extend the dates for the completion of sand and gravel extraction and restoration of the site, to amend the approved water management strategy and to make changes to the existing plant, erect new plant and hardstanding to the existing plant area to facilitate soil washing in connection with the aggregate recycling and restoration | | |
| Councillors discussed the multiple extensions of time over the years (originally due to complete in year 2000) and the scale of the proposed new investment into this site for supposedly just a four-year extension. Concerns were raised that this extension is to facilitate the processing of material extracted from other proposed nearby sites such as Midgham Farm. Fordingbridge Town Council is not supportive of the development of Midgham Farm. | | |

| | | |
|---|---|--|
| HCC/2024/0205 | Hamer Warren Quarry - Bleak Hill I and II, Harbridge Drove, Somerley Ellingham Hampshire BH24 3PX | |
| Variation of Condition 1, 4, 17, 29, 34 and 46 of Planning Permission 19/11325 to allow an extension of time for the working of minerals and the tipping of materials, to amend the approved water management strategy and to make changes to the existing plant, erect new plant and hardstanding to the existing plant area to facilitate soil washing in connection with the aggregate recycling and restoration at Bleak Hill I and II at Bleak Hill I, II and III - Hamer Warren Quarry, Harbridge Drove, Nr Ringwood BH24 3PX | | |
| Councillors discussed the multiple extensions of time over the years (originally due to complete in year 2000) and the scale of the proposed new investment into this site for supposedly just a four-year extension. Concerns were raised that this extension is to facilitate the processing of material extracted from other proposed nearby sites such as Midgham Farm. Fordingbridge Town Council is not supportive of the development of Midgham Farm. | | |

8. To consider new Tree Works Applications

No tree works applications.

9. To consider any Licensing Act 2003 applications

Members noted the following licensing act application.

| | |
|----------------------------|---|
| Our Ref: | TEN 11332 / LICTE/24/02946 - SH |
| Date: | 04 June 2024 |
| Application Type: | Temporary Events Notice |
| Date(s) Of Proposed Event: | 23/08/2024 10:00:00 to 25/08/2024 01:00:00 |
| Premise Address: | Land Adjacent Woodside, Fryern Court Road, Burgate, SP6 1ND |
| Applicant Details: | Cranborne Chase Cider Bill Meaden |
| Event Details: | Steam and Vintage Show - Event Field The Cider Shack Sale of alcohol 23rd to 25th August 2024 10:00hrs to 01:00hrs 499 persons |

10. To receive an update on the Neighbourhood Plan

The Neighbourhood Plan Steering Group comprise the following Councillors: Cllrs Hinton, Howard, Millar, Paton, White and Wilson. It was agreed to move this item to the next General Council meeting.

11. To note any items of correspondence

Members received a copy of the June Strategic Sites update by email.

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

The HALC Intro to Planning course on 22nd May at Fordingbridge Town Hall was well attended and well received.

13. To note the date of the next meeting as Wednesday 10th July 2024

The meeting closed at 8.32pm.