

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th July 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, Hinton, Howard, Lewendon and White

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Project Manager Wessex Water Sustainable Operations and Engineering
1 Member of Public

1. To receive any apologies for absence

Apologies were received from Cllrs Millar, Perkins and Shering.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 12th June 2024 and report any matters arising

Cllr White proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED:** that the minutes of the meeting held on the 12th June 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 report from Wessex Water regarding Sewage Management on Site 17

Wessex Water outlined plans for strategic foul sewer enhancement with a confirmed storage tank location on site 17 at Whitsbury Road (2 tanks with total capacity 205m³) and a proposed storage location on site 16 at Station Road (capacity 155m³). The two sites will provide the necessary capacity to mitigate against development in the area. At Whitsbury Road, the only above ground feature would be the kiosk housing control panel. Other features would be below ground with only the access covers visible. Without the tanks, flooding (including of residential properties) was likely to occur at Whitsbury Road and Flaxfields End after the new developments were built. Expected dates and figures are below.

Whitsbury Road

Shaft construction

Aug '24 – Nov '24

Roundabout / Bridge works:

Feb '25 – Nov '25*

Whitsbury Road finishing works:

Dec '25 – March '26**

Station Road

Start on site:

Sept '25***

Completion

Feb '26

Cost:

Approx. £3m for both sites

Notes

*Provisional dates, to be formally confirmed by Pennyfarthing Homes

**Dependent on completion of roundabout / bridge works

***Subject to land negotiations

Wessex Water said that no one will be directly affected by the works, but a PR letter will be written which can be shared with residents. Guided tours will be offered when there are no construction activities. During construction, the shaft will be proud of the ground for several months; it will be fenced off and disguised as much as possible.

[The Wessex Water Project Manager and the Member of Public left the meeting.]

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

Application 24/10120

SITE: NEW FOREST WATER PARK, RINGWOOD ROAD,
FORDINGBRIDGE SP6 2EY
DESCRIPTION: Ground floor extension with terrace above for use as new briefing
room; demolition of existing outbuilding/briefing room
DECISION: Granted Subject to Conditions

Application 24/10258

SITE: 61 CASPARS WAY, FORDINGBRIDGE SP6 1FP
DESCRIPTION: Installation of air source heat pump to rear of the garage.
DECISION: Granted Subject to Conditions

Application 24/10187

SITE: THE OLD GRANARY HOUSE, BICKTON LANE, BICKTON,
FORDINGBRIDGE SP6 2HA
DESCRIPTION: Replace x3 windows (W1, W2, W3) and x1 door (D1) (Application for
Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 24/10394

SITE: 111 STATION ROAD, FORDINGBRIDGE, SP6 1BU
DESCRIPTION: Single-storey rear extension, first floor rear extension and roof
alterations to facilitate additional rooms, with rear dormer and 4
no.roof lights
DECISION: Granted Subject to Conditions

Application 23/11299

SITE: UNIT 1, 1 BRIDGE STREET, FORDINGBRIDGE SP6 1AH (NB:
SUBJECT TO UNILATERAL UNDERTAKING)
DESCRIPTION: 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)
DECISION: Granted Subject to Conditions

Application 24/10316

SITE: 14 WHITSBURY ROAD, FORDINGBRIDGE, SP6 1JZ
DESCRIPTION: New driveway, vehicle access & dropped kerb.
DECISION: Granted Subject to Conditions

Application 24/10443

SITE: 8 CHARNWOOD DRIVE, FORDINGBRIDGE, SP6 1LE
DESCRIPTION: 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
DECISION: Granted Subject to Conditions

Application 23/11264

SITE: Land adjacent to 7 HERTFORD CLOSE, FORDINGBRIDGE SP6 1HG
DESCRIPTION: Detached 4 bedroom house with separate garage; associated landscaping & hardstanding
DECISION: Refused

Application 23/10583

SITE: 27 HIGH STREET, FORDINGBRIDGE SP6 1AT
DESCRIPTION: Application for approval under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval Consent (22/10245) Use of upper floors to 1 no. 2 bedroom flat and 1 no. studio flat; ground floor alterations to install new front door to provide access to the upper floors
DECISION: Withdrawn by Applicant

Application 23/11100

SITE: BRITISH RED CROSS PORTACABIN, DRILL HALL, BARTONS ROAD, FORDINGBRIDGE SP6 1JD
DESCRIPTION: Removal of condition 1 of application 18/10990 to allow the permanent retention of the building.
DECISION: Granted Subject to Conditions

Application 24/10430

SITE: 5 BUSHHELLS FARM, FORDINGBRIDGE SP6 1BH
DESCRIPTION: Single-storey rear and side extensions
DECISION: Granted Subject to Conditions

Application 24/10234

SITE: THE GRANARIES, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NF
DESCRIPTION: Internal alterations including the subdivision of the three bays of the cart shed and removal of partition walls (Application for listed building consent)
DECISION: Granted Subject to Conditions

Tree Work Decisions

No tree works decisions

7. To consider new Planning Applications

23/11308	23 Green Lane, Fordingbridge SP6 1HU	Mr Adams
Construction of 4 x residential units; access alterations and parking. Demolition of existing outbuilding and annex containing residential accommodation.		
Cllr White proposed and it was seconded by Cllr Howard and therefore RESOLVED: to recommend REFUSAL under PAR4 as it is an overdevelopment of the site, there is insufficient parking and because of the impact on Witts Way as a public footpath. All in favour.		

24/10539	4 WESTGROVE, FORDINGBRIDGE, SP6 1LS	Mr & Mrs Campe
Conversion of attached garage into accommodation ancillary to dwelling with four rooflights		
<p>Cllr Hinton proposed and it was seconded by Cllr White: to recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers, but question whether this is an annexe as opposed to an individual dwelling and also have concerns regarding the loss of the tree.</p> <p>Cllr Lewendon proposed and it was seconded by Cllr Anstey: to recommend REFUSAL under PAR4 as we question whether this is an annexe as opposed to an individual dwelling and have concerns regarding the loss of the tree.</p> <p>Councillors voted on the first proposal: 3 in favour, 3 against. Councillors voted on the second proposal: 3 in favour, 3 against. The Chair had the casting vote. It was therefore RESOLVED: to recommend REFUSAL under PAR4 as we question whether this is an annexe as opposed to an individual dwelling and have concerns regarding the loss of the tree.</p>		

24/10577	34 WAVERLEY ROAD, FORDINGBRIDGE, SP6 1EX	Mr JAMES
Single-storey front & rear extensions; fenestration alterations		
Cllr Anstey proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no impact on the residential amenity, character and appearance of the area. All in favour.		

8. To consider new Tree Works Applications

Members noted the following applications.

Case Ref: CONS/24/0286
Proposed Works: Betula Pendula - Remove
Site Address: 4 Westgrove, Fordingbridge, SP6 1LS

Case Ref: TPO/24/0123
Proposed Works: Sycamore, Pine x 2 and Yew - Reduce
Site Address: Rose Bank, Marl Lane, Fordingbridge, SP6 1JR

9. To consider any Licensing Act 2003 applications

Members noted the following licensing act applications.

Our Ref:	TEN 11385 / LICTE/24/03229 - BD
Date:	17 June 2024
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	28/06/2024 09:30:00 to 28/06/2024 15:00:00
Premise Address:	Fordingbridge Federation Pta Fordingbridge Infant & Junior School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Debra Poole
Event Details:	PTA Social Event at Sports Day The Sale by Retail of Alcohol 28 June 2024 09:30hrs - 15:00hrs 450 Persons

Our Ref:	TEN 11401 / LICTE/24/03302 - VL
Date:	19 June 2024
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	20/07/2024 10:00:00 to 20/07/2024 19:00:00
Premise Address:	Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Antony Digweed
Event Details:	Fordingbridge Festival The sale by retail of alcohol 20th July 2024 10:00hrs to 19:00hrs 200 persons

10. To note any items of correspondence

A referendum relating to the adoption of the Ringwood Neighbourhood Development Plan was held on Thursday 4 July 2024 and the Ringwood Neighbourhood Plan was 'made' (adopted) by New Forest District Council at their meeting on 8 July 2024. The Neighbourhood Plan and its policies will now be given full weight when assessing planning applications within the parish of Ringwood.

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

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

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

The meeting closed at 8.19pm.