

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th September 2024 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chair
Cllrs Hinton, Howard, Lewendon, Millar and Shering

In attendance: Rachel Edwards, Asst Town Clerk
Cllr Anstey (Public Gallery)
Applicants for planning application 24/10742

1. To receive any apologies for absence

Apologies were received from Cllrs Anstey, Perkins, Wilson, and White.

2. To receive any Declarations of Interest

Cllr Hinton declared an interest in planning application 24/10651 as a local resident making a personal response to District Council. He said he would leave the meeting for the debate and vote.

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

Cllr Hinton proposed and it was seconded by Cllr Shering and therefore **RESOLVED:** that the minutes of the meeting held on the 14th August 2024 be signed as a true record. All who attended were in favour.

Matters arising

Agenda item 6 – SS16 Archaeological Findings

Full and thorough analysis of the archaeological findings from Strategic Site 16 will be ongoing for months to come, but in the meantime an online briefing pack with information on the background, findings, and assessments to date will be put together and shared with the Council. The pack will include the current context and updates from the archaeologists. The archaeologist has been invited to speak at the next Annual Town Assembly (TBC). The team has indicated that they'd like to showcase the artifacts locally for all to see when the time is right and know of the existence of Fordingbridge museum.

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 21/10052

SITE: LAND TO WEST OF, WHITSBURY ROAD, FORDINGBRIDGE
DESCRIPTION: Residential development and change of use of land to Alternative Natural Recreational Greenspace and all other necessary on-site infrastructure (Outline planning application all matters reserved except means of access only in relation to a new point of vehicular access into the site)
DECISION: Granted Subject to Conditions

Application 24/10650

SITE: 19 DOWNWOOD CLOSE, FORDINGBRIDGE, SP6 1EA
DESCRIPTION: Single-storey extension to the front of the property
DECISION: Granted Subject to Conditions

Application 23/10895

SITE: SANDLE FARM COTTAGE, PUDDLESLOSH LANE, TINKERS CROSS, FORDINGBRIDGE SP6 1NH (NB: SUBJECT TO UNILATERAL UNDERTAKING)

DESCRIPTION: Change of use of 3no. existing agricultural barns into 5no. holiday let units; associated car parking, new access and improved landscaping

DECISION: Granted Subject to Conditions

Application 24/10539

SITE: 4 WESTGROVE, FORDINGBRIDGE, SP6 1LS

DESCRIPTION: Conversion of attached garage into accommodation ancillary to dwelling with four rooflights

DECISION: Granted Subject to Conditions

Tree Work Decisions

Case Ref: **TPO/24/0123**

Proposed Works: Sycamore - Reduce in height by 50% pollarding the tree; Pines x 2, Yew x 1 - Crown raise by up to 3m

Reason for Work: Very tall, some signs of decay and dying

Site Address: ROSE BANK, MARL LANE, FORDINGBRIDGE, SP6 1JR

Decision: Refuse

Case Ref: **CONS/24/0355**

Site Address: RIVERSIDE COURT, WEST STREET, FORDINGBRIDGE, SP6 1GH

Decision: Raise No Objections

6. To consider new Planning Applications

24/10742	27 JUBILEE ROAD, FORDINGBRIDGE, SP6 1DP	Mr & Mrs Godden
Proposed front and rear extension		
Cllr Millar proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application is not out of character with the street scene and adds usable space to the house. All in favour. <i>[The applicants left the meeting.]</i>		

24/10054	The Old Farmhouse, Salisbury Road, Burgate, SP6 1LX	Cordage 46 Limited
Restoration of the listed building including proposed internal wall, conversion and extension of outbuilding to two 4-bed dwellings, demolition of curtilage listed buildings (Application for listed building consent)		
Applications 24/10054 and 23/11306 were considered together.		
Cllr Hinton reported that in March 2024 FTC recommended PAR5 - we are happy to accept the decision reached by the District Council's Officers under their delegated powers.		
These current plans are for the conversion and extension of an outbuilding to two 4-bed dwellings, erection of an L-shaped building comprising one 3-bed dwelling and two 2/3-bed dwellings in place of two modern outbuildings, new access onto Fryern Court Road, associated parking, hard and soft landscaping.		

The Highway Authority made the following comments:
 Whilst revised tracking has been submitted, this is still not in accordance with HCC TG2 guidance, as the tracking is undertaken at 5kph, but the Highway Authority require a minimum speed of 10mph. However, the tracking provided demonstrates that a refuse vehicle cannot achieve the proposed manoeuvres without overhanging third party land which is unacceptable. Therefore, additional consideration/changes to the access or internal layout should be provided to ensure a refuse vehicle can enter and exit the site in a forward gear.

Councillors discussed the flooding issues on Fryern Court Road with the road being in flood for several months each year, and whether this additional development would further exacerbate the problem.

Cllr Millar proposed and it was seconded by Cllr Howard and therefore **RESOLVED**: to recommend PERMISSION under PAR3 as the plans sympathetically improve and develop an existing site which is in need of renovation. The Town Council recognises the economic necessity of developing the outbuildings and the application doesn't overdevelop the site. The Town Council has concern over the northern exit onto Fryern Court Road as this road floods for weeks or even months every year. To avoid further exacerbating the flooding issues, there is the opportunity for remedial work to explore and reinstate the culvert. A local resident has raised concern over light pollution, and we hope this will be considered also. All in favour.
[Cllr Anstey left the meeting.]

23/11306	The Old Farmhouse, Salisbury Road, Burgate, SP6 1LX	Cordage 46 Limited
Conversion and extension of outbuilding to two 4-bed dwellings, erection of an L-shaped building comprising one 3-bed dwelling and two 2/3-bed dwellings in place of two modern outbuildings, new access onto Fryern Court Road, associated parking, hard and soft landscaping		
Applications 24/10054 and 23/11306 were considered together. Please see notes for application 24/10054 above.		
Cllr Millar proposed and it was seconded by Cllr Howard and therefore RESOLVED : to recommend PERMISSION under PAR3 as the plans sympathetically improve and develop an existing site which is in need of renovation. The Town Council recognises the economic necessity of developing the outbuildings and the application doesn't overdevelop the site. The Town Council has concern over the northern exit onto Fryern Court Road as this road floods for weeks or even months every year. To avoid further exacerbating the flooding issues, there is the opportunity for remedial work to explore and reinstate the culvert. A local resident has raised concern over light pollution, and we hope this will be considered also. All in favour. <i>[Cllr Anstey left the meeting.]</i>		

24/10651	SS17 LAND TO WEST OF, WHITSBURY ROAD, FORDINGBRIDGE	- - Pennyfarthing Homes Ltd
Construction of temporary access road, bridge and associated works, in connection with the construction of Phase 1 of Land west of Whitsbury Road (Application 21/10052)		
<i>[Cllr Hinton left the meeting having declared an interest.]</i> Councillors discussed the ANRG provision during these works and raised concerns regarding the type of ANRG, the proposed locations and the access. Cllr Lewendon proposed and it was seconded by Cllr Millar and therefore RESOLVED : to recommend REFUSAL under PAR4 as there is no evidence how the extra area of ANRG will be accessed. Councillors noted the difficulty accessing the proposed ANRG from the existing area. All in favour.		

24/10714	45 AUGUSTUS AVENUE, FORDINGBRIDGE, SP6 1FL	Miss Gulliver
Erect conservatory to rear elevation		
[Cllr Hinton returned to the meeting.] Cllr Lewendon proposed and it was seconded by Cllr Howard and therefore RESOLVED: to recommend PERMISSION under PAR3 as it doesn't affect anyone else and provides additional space. All in favour.		

24/10659	KHANDALA, SALISBURY ROAD, BURGATE, FORDINGBRIDGE, SP6 1LX	Mr. Yates
Roof alterations including change from thatched roof on newer extensions to slate tiles; boundary fence; ev charger; fenestration alterations; roof lantern; lead flashing to protect historical aspects of the dwelling; extractor fan vent pipe		
Applications 24/10659 and 24/10701 were considered together. Cllr Hinton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the Town Council supports the works regarding the refurbishment. However, the Council objects to the nature of the proposed fence and ask that a more natural looking boundary be considered instead, such as a post and rail fence with hedge. All in favour.		

24/10701	KHANDALA, SALISBURY ROAD, BURGATE, FORDINGBRIDGE, SP6 1LX	Mr. Yates
Roof alterations including change from thatched roof on newer extensions to slate tiles; boundary fence; ev charger; fenestration alterations; roof lantern; lead flashing to protect historical aspects of the dwelling; extractor fan vent pipe (Application for Listed Building Consent)		
Applications 24/10659 and 24/10701 were considered together. Cllr Hinton proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the Town Council supports the works regarding the refurbishment. However, the Council objects to the nature of the proposed fence and ask that a more natural looking boundary be considered instead, such as a post and rail fence with hedge. All in favour.		

24/10745	8 PENNYS LANE, FORDINGBRIDGE, SP6 1HQ	Mr and Mrs Firth
Outbuilding to front/side of property for use as garden room/home study		
Cllr Howard presented this application, reporting that the proposed outbuilding is forward of the property and therefore the building line had to be considered. Councillors considered this application in relation to other properties in the vicinity. Cllr Hinton proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PAR5 we are happy to accept the decision reached by the District Council's Officers under their delegated powers, but that the Town Council has concern about the front of building line. All in favour.		

24/10749	GREEN LANE HOUSE, 17 GREEN LANE, FORDINGBRIDGE, SP6 1HT	- - Larasian Ltd
Change of use of extra care accommodation (Use Class C3) to guest house (Use Class C1) with associated facilities		
Cllr Lewendon presented this application noting that although there were only 8 parking spaces for 9 rooms, a parking clock would be provided for the latecomer to allow them to park in the town centre car park nearby.		
Cllr Howard proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as there aren't guest houses in Fordingbridge and the parking permit is a good idea. All in favour.		

7. To consider new Tree Works Applications

Members noted the following applications.

Case Ref: TPO/24/0389
Proposed Works: Lime x 2 - Reduce
Site Address: The Old Artists Studio, Fryern Court Road, Burgate, SP6 1NG

Case Ref: TPO/24/0409
Proposed Works: Alder x 1 Fell
Goat Willow x 1 Fell
Thorn x 1 Fell
Site Address: Land To West Of Whitsbury Road, Fordingbridge

8. To consider any Licensing Act 2003 applications

Members noted the following licensing act applications.

Our Ref:	TEN 11554 / LICTE/24/04434 - ACH
Date:	15 August 2024
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	23/08/2024 10:00:00 to 25/08/2024 19:00:00
Premise Address:	Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Plush Slush Dawn Allen
Event Details:	Steam & Vintage Festival The sale by retail of alcohol 23-25 August 2024 1000 hrs to 1900 hrs 499 persons

Our Ref:	TEN 11557 / LICTE/24/04462 - BD
Date:	16 August 2024
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	25/08/2024 10:00:00 to 26/08/2024 23:00:00
Premise Address:	Steam & Vintage Festival, Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	GetJuicy Ltd Julie Langfield
Event Details:	Trader at Steam & Vintage Festival Th Sale by Retail of Alcohol The Giving of a Late Temporary Event Notice 25 August 2024 - 26 August 2024 10:00hrs - 23:00hrs

Our Ref:	TEN 11604 / LICTE/24/04718 - EH
Date:	02 September 2024
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	30/10/2024 18:30:00 to 02/11/2024 21:30:00
Premise Address:	Burgate School, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Sarah Ann Farr
Event Details:	Amateur Production The Sale by Retail of Alcohol 30 October to 2 November 2024 18:30hrs to 21:30hrs 100 Persons

Levelling Up and Regeneration Act 2023

PAVEMENT LICENCE APPLICATION

Premises: The Gourmet Grocer, 71C High Street, Fordingbridge, SP6 1AS

This email is sent to you for information as an organisation representing the local area to advise that the above application has been received by this Licensing Authority.

Details of the application are shown below and these details should also be displayed on a public notice at the premises.

The details of the application for a pavement licence are as follows:

Renewal (transferring to the Levelling Up and Regeneration Act 2023) of a Pavement Licence (wef 01 October 2024) for the area directly in front of the premises for up to 5 tables and 10 chairs, Monday to Friday, 09:00 hrs to 17:00 hrs, and Saturday, 08:30 hrs to 16:00 hrs.

9. To note any items of correspondence

None.

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

Alderholt Appeal Dismissed

Appeal reference APP/D1265/W/23/3336518, brought by Dudsbury Homes against the decision of Dorset Council to refuse to grant outline planning permission for up to 1,700 dwellings on Land to the south of Alderholt, between Hillbury Road and Ringwood Road, and land to the west of Ringwood Road, Dorset, SP6 3DF, has been dismissed. There were three main issues in this appeal. Firstly, housing land supply and the general policy context; secondly, the location of the development, having regard to the distances that would be travelled to employment, retail and social facilities; and thirdly, the effect of the scheme on the highway network.

11. To note the date of the next meeting as Wednesday 9th October 2024

The meeting closed at 8.58pm.