

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 15th January 2025 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Hinton - Chair
Cllrs Anstey, Howard, Lewendon, Millar, Shering, Wilson and White

In attendance: Rachel Edwards, Asst Town Clerk
2 Applicants for planning application 24/10984

1. To receive any apologies for absence

Apologies were received from Cllrs Paton, Perkins and Ward.

2. To receive any Declarations of Interest

Cllr Shering declared a pecuniary interest in planning application 24/10984 as a co-owner of the building. He would leave the meeting for the discussion and vote.

3. To confirm the minutes of the meeting held on 11th December 2024 and report any matters arising

Cllr White proposed and it was seconded by Cllr Millar and therefore **RESOLVED:** that the minutes of the meeting held on the 11th December 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 report any Results on Planning Applications, Appeals, Tree Works Applications & Tree Preservation Orders made

Application 24/10651

SITE: SS17 LAND TO WEST OF, WHITSBURY ROAD, FORDINGBRIDGE
DESCRIPTION: 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) This application is subject to an Environmental Assessment
DECISION: Granted Subject to Conditions

Application 24/11005

SITE: 35 JUBILEE ROAD, FORDINGBRIDGE, SP6 1DP
DESCRIPTION: 2no. Dormer windows to replace 2no. existing rooflights
DECISION: Granted Subject to Conditions

Application 17/11101

SITE: COLYHAM, BOWERWOOD ROAD, FORDINGBRIDGE SP6 3BP
DESCRIPTION: Permanent siting of timber log cabin for occupation by an agricultural worker without complying with Condition 1 of Planning Permission, reference 15/11402.
DECISION: Withdrawn by Applicant

Appeal Decisions

APPEAL REF: APP/B1740/D/24/3347016
APPLICATION NO: 24/10142
SITE: 8 ELMWOOD AVENUE, FORDINGBRIDGE, SP6 1DN
DESCRIPTION: Removal of an existing brick retaining wall replace with fence.
DECISION: Appeal dismissed

Tree Work Decisions

No tree works decisions

6. To consider new Planning Applications

24/10984	57 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mrs Johnston
Change of use of tattoo studio (sui generis) to deli (class E)		
<i>[Cllr Shering left the meeting.]</i> Cllr Wilson presented this application, reporting that these premises have only recently been sui generis, and before that for many years were class E. The applicant said that they would like to take on 57 High Street, Fordingbridge, SP6 1AS which is currently used as a Tattoo Studio, to open a Deli with a serving counter, prep station, seating, coffee service and refrigeration. They will not be making any alterations to the current premises internally or externally just colour changes to paint internally and a new name above the door externally. They will be open during the day with themed evenings on occasions in the evenings such as a tapas night, cheese and wine evening etc. Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application is making use of an existing premises, it will further the amenity to community and to visitors, and it will revert the building to its former use of a shop. All in favour. <i>[The applicants left the meeting.]</i> <i>[Cllr Shering returned to the meeting.]</i>		
24/11014	Land south of FORDINGBRIDGE ROAD, FORDINGBRIDGE SP6 3EL	Mr Huzzey
Access track; change of use of existing agricultural land for use as a sawmill production yard; x1no. shipping container (part retrospective)		
Cllr Hinton presented this application, reporting that the proposed sawmill has potential to introduce adverse noise impacts to neighbours and no noise information has been provided. Environmental Health has recommended the applicant be requested to submit a noise impact assessment and without this information they would recommend the application is refused. The Highways Authority said that the application description suggests access alterations, but the changes to the access are not clear and therefore any changes to the existing access should be demonstrated. Furthermore, a trips assessment should be undertaken to demonstrate the change in trips associated with the change of use. The Highway Authority require this additional information before they can provide a recommendation. Two objections have been received from neighbouring residents, one highlighting noise pollution, the other objecting on the grounds of negative noise impact from the sawmill, increased traffic movements and related noise and disturbance, and also the containers not being in keeping with the countryside.		

The sawmill would be in operation from 8am-5pm weekdays, 8am-3pm Saturdays, closed on Sundays and Bank Holidays.

Cllr Wilson was concerned that this application would result in the loss of good quality agricultural land, and was also concerned about traffic problems as two lorries could not pass on the road. Cllr Shering reported that the access is close to both a bend and a dip in the road where visibility is reduced.

Cllr Millar proposed and it was seconded by Cllr White and therefore RESOLVED: that in the absence of further detailed information FTC recommends REFUSAL under PAR2 for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers. Fordingbridge Town Council has concerns about transport using the road as two lorries cannot pass on Bowerwood Road. The application detracts from the rural character of the area. Fordingbridge Town Council awaits the noise impact assessment. All in favour.

24/11089	YEW TREE COTTAGE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LY	Mr McManus
Use of detached outbuilding for ancillary domestic purposes (Lawful Use Certificate for retaining an existing use or operation)		
Cllr Lewendon reported that in 2006 permission had been applied for to build a double garage, but this detached outbuilding had been used for ancillary domestic purposes as a holiday let after this time. The Council knew of no reason why a Lawful Use Certificate for retaining an existing use or operation could not be issued.		

24/11068	16 RIVERDALE CLOSE, FORDINGBRIDGE SP6 1LJ	Mr & Mrs Parkin
Replacement of an existing flat roof at the rear of the property with a new pitched roof; single-storey rear extension; fenestration alterations; front porch; wheelchair access thresholds to all entrances		
Cllr White proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application improves the property and the access for all the occupants, and has no impact on the street scene. All in favour.		

24/11093	SALIX GLEN, SANDLE MANOR DRIVE, FORDINGBRIDGE SP6 1EB	Mr Stone
Replacement extensions & alterations to bungalow; replacement garden wall & installation of new gates; new detached garage and workshop		
Cllr Millar proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application is an improvement to the property and to the amenity, it has no impact on the street scene nor on the neighbours. All in favour.		

25/10008	1 BEDFORD CLOSE, FORDINGBRIDGE SP6 1HE	Mr & Mrs Simkins
Carport; new roof over existing garage including porch & over existing conservatory; fencing & entrance gate		
Cllr Anstey proposed and it was seconded by Cllr Howard and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application has nil impact on the character and the area and has nil impact on the residential amenity. All in favour.		

24/11108	28-30 HIGH STREET, FORDINGBRIDGE SP6 1AX	Mr Circir
Installation of extraction flue system to rear side		
Cllr Millar proposed and it was seconded by Cllr Lewendon and therefore RESOLVED: to recommend PERMISSION under PAR3 as it brings an existing High Street shop back into use and a restaurant to the town centre. The Town Council was satisfied by the reference to an odour management plan and an access plan and would expect full compliance with these. All in favour.		

7. To consider new Tree Works Applications

No tree works applications.

8. To consider any Licensing Act 2003 applications

No licensing applications.

9. To note any items of correspondence

The December 2024 Strategic Sites update has been circulated to members.

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

Cllr Lewendon reported that a digger is working in the field next to Fiddlesticks Farm on Whitsbury Road and a storage / shipping container is on site.

Action: Clerk to ask NFDC for further information about this work

Cllr Wilson reported that the rail track CIL bid has been put on hold by NFDC for this year as they want to see how the new developments proceed and what the developers contribute in CIL.

Action: Clerk to write to Stephen Belli (NFDC) and Simon Hanney (NFDC) asking which development's legal agreement this path will be included in.

Cllr Wilson complained that application HCC/2024/0755 NF178 incorrectly lists Midgham Farm as near Fordingbridge, rather than in Fordingbridge. The related NFDC application 25/10023 correctly lists the address as LAND AT MIDGHAM FARM, MIDGHAM ROAD, FORDINGBRIDGE, SP6 3BY.

Cllr Hinton reported that the first Neighbourhood Plan Steering Committee meeting took place yesterday.

11. To note the date of the next meeting as Wednesday 12th February 2025

The meeting closed at 8.38pm.