

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th February 2025 at 7.30pm in the Town Hall

(Minutes subject to approval at the next meeting of the Council)

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

In attendance: Rachel Edwards, Asst Town Clerk
4 Members of the Public

1. To receive any apologies for absence

Apologies were received from Cllrs Millar and Perkins.

2. To receive any Declarations of Interest

Cllr Wilson declared an interest in planning application 25/10023 due to her involvement in the liaison panel meetings. She would remain in the room but not speak or vote.

3. To confirm the minutes of the meeting held on 15th January 2025 and report any matters arising

Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 15th January 2025 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 24/10670

SITE: THE BARN (opposite Lansdowne House), MIDGHAM ROAD,
FORDINGBRIDGE SP6 3BX

DESCRIPTION: Change of use of agricultural barn to a dwelling including fenestration alterations; demolition of existing pole barn and part demolition of stables

DECISION: Refused

Application 24/11068

SITE: 16 RIVERDALE CLOSE, FORDINGBRIDGE SP6 1LJ

DESCRIPTION: 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

DECISION: Granted Subject to Conditions

Application 24/11045

SITE: Land adj 1 NEW COTTAGES, BICKTON LANE, BICKTON,
FORDINGBRIDGE SP6 2EZ

DESCRIPTION: Manege

DECISION: Granted Subject to Conditions

Application 24/10984

SITE: 57 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Change of use of tattoo studio (sui generis) to deli (class E)
DECISION: Granted Subject to Conditions

Application 24/11089

SITE: YEW TREE COTTAGE, SALISBURY ROAD, BURGATE,
FORDINGBRIDGE SP6 1LY
DESCRIPTION: Use of detached outbuilding for ancillary domestic purposes (Lawful
Use Certificate for retaining an existing use or operation)
DECISION: Was Lawful

Application 24/10632

SITE: NEW FOREST EDGE RALLY FIELD, STUCKTON ROAD,
FORDINGBRIDGE SP6 1AR (NB: SUBJECT TO UNILATERAL
UNDERTAKING)
DESCRIPTION: Application for approval under paras 75-78 of the Conservation of
Habitats and Species Regulations 2017 (General Development
Order) for temporary campsite
DECISION: Granted

Application 24/11093

SITE: SALIX GLEN, SANDLE MANOR DRIVE, FORDINGBRIDGE SP6
1EB
DESCRIPTION: Replacement extensions & alterations to bungalow; replacement
garden wall & installation of new gates; new detached garage and
workshop
DECISION: Granted Subject to Conditions

Application 24/10870

SITE: 38 STATION ROAD, FORDINGBRIDGE, SP6 1JW
DESCRIPTION: Demolition of existing conservatory and garage; Construction of
single-storey rear extension; extension to provide additional first floor
accommodation; replacement garage building with games room
DECISION: Granted Subject to Conditions

Tree Work Decisions

Case Ref: CONS/24/0592

Proposed Works: Willow x 10 Reduce
Alder x 2 Reduce

Site Address: The Millers House, 33 Provost Street, Fordingbridge, SP6 1AY

Decision: Raise No Objections

6. To consider new Planning Applications

25/10023	LAND AT MIDGHAM FARM, MIDGHAM ROAD, FORDINGBRIDGE, SP6 3BY	Cemex Uk Operations Limited
Proposed extraction of sand and gravel with associated access, internal haul roads, processing plant, silt and freshwater lagoons, stockpiles, conveyors, offices, weighbridge, and other ancillary infrastructure, creation of new permissive path, and restoration with inert materials to agriculture, amenity and nature conservation <i>[Cllr Wilson moved to the Public Gallery having declared an interest in this application. She did not speak or vote.]</i> Cllr Hinton gave a detailed presentation of this application. He reported that to date there have been approximately 150 objections from members of the public, mainly citing reasons of noise, impact, dust and traffic. Three members of the public spoke against this application, objecting primarily on the grounds of noise, ecology, traffic, hydrology, need and well-being. Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to OBJECT to this application and recommend REFUSAL under PAR4 for the reasons below. All in favour. Fordingbridge Town Council OBJECTS to this application, recommending REFUSAL under PAR4, as there is the potential for a negative ecological impact on the surrounding area and the local community; and the road structure is inadequate to support the construction traffic and ancillary vehicle movements. Members considered that the needs are overinflated in the plan and the site is not needed. Negative ecological impact on surrounding area. - The sand and gravel at Midgham Farm provide natural drainage for the whole area and removing this affects the hydrology of the whole area, thereby increasing the flooding risk in surrounding areas including Fordingbridge, and also contaminating the River Avon, itself a SSSI. - There are three protected species on the land. This application would destroy their habitat. - The nearby Hamer Warren site could not be restored to agricultural land once extraction complete and there is concern that this would be the same. Negative impact on the local community - The site will be worked 5.5 days per week, from 7am to 6pm, which allows little respite from noise for residents. - Silica dust is especially harmful to the old and vulnerable. There is little that can be done to mitigate the travel of the dust. - The existing footpath will be diverted to the edge of the site as a permissive path and the public ROW may not be reinstated. This land is well-used for recreational leisure purposes and will be lost should this land become a quarry. Inadequate road structure - The roads are not suitable for HGV traffic. There is insufficient space for two HGVs to pass. There is insufficient space for an HGV to pass a pedestrian or cyclist safely. The Highway Code states to give motorcyclists, cyclists and horse riders and horse drawn vehicles at least as much room as you would when overtaking a car. As a guide: leave at least 1.5 metres when overtaking cyclists at speeds of up to 30mph, and give them more space when overtaking at higher speeds; pass horse riders and horse-drawn vehicles at speeds under 10 mph and allow at least 2 metres of space; allow at least 2 metres of space and keep to a low speed when passing a pedestrian who is walking in the road. The roads are too narrow for an HGV to safely pass other road users.		

- There will be further ancillary vehicle movements from those working on the site. The roads cannot cope with the additional traffic.
- The site is likely to cause unacceptable pressure on the highways in Fordingbridge. CEMEX will not control the HGV movements to Midgham Farm bringing in infill material. They could be coming from anywhere in the country and beyond. There will be no control over the routes these lorries take. They could be coming through Fordingbridge.

[Cllr Wilson returned to the main meeting.]

[The four members of public left the meeting.]

24/10837	Land Adjacent To The Wheelwrights Post, Salisbury Road, Burgate, Fordingbridge, SP6 1LX	- - Frontier Estates Ltd
Erection of a 70-bedroom care home (Use Class C2) with associated access, parking, landscaping and ancillary facilities		
Cllr Paton reported that Fordingbridge Town Council commented on this application in October 2024 recommending PAR5: they are happy to accept the decision reached by the District Council's Officers under their delegated powers.		
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, with the same comments as previously made; that there is an identified need for additional provision of care services in the area, but also that Fordingbridge Town Council has concern about traffic from the site accessing the A338, and the difficulties in recruiting care staff. Councillors considered this to be an appropriate site for a care home. All in favour.		

25/10100	89 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB	Mr & Mrs Benham
Rear extension; rooflights, fenestration and external alterations		
Cllr White proposed and it was seconded by Cllr Paton and therefore RESOLVED: to recommend PERMISSION under PAR3 as it improves the layout and design and there is no impact on the enhanced street scene. All in favour.		

25/10094	AVON LODGE, SOUTHAMPTON ROAD, FORDINGBRIDGE SP6 1AP	Buist
New porch		
Cllr Shering proposed and it was seconded by Cllr Howard and therefore RESOLVED: to recommend PERMISSION under PAR3 as it won't have any effect on anyone else. All in favour.		

25/10106	7 FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG	Mrs Barr
Erection of 1no. detached dwelling (Outline application with access & layout details only)		
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.		

7. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: CONS/25/0019
Proposed Works: Laburnum Tree.
Site Address: The Old White House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

8. To consider any Licensing Act 2003 applications

Members noted the following licensing application.

Licensing Act 2003 - Grant of Premises Licence (S17)

Premises: JUNIPER & VINE (FORDINGBRIDGE) LTD Juniper & Vine (Fordingbridge) Ltd, 57 HIGH STREET, FORDINGBRIDGE, SP6 1AS

Ref: LICPR/25/00682

To sell alcohol on and off the premises Monday to Wednesday and Sunday 09:00hrs to 18:00hrs, Thursday to Saturday 09:00hrs to 23:00hrs. Opening hours the same.

9. To receive an update on the Neighbourhood Plan

Cllr Hinton reported that two official meetings of the Neighbourhood Plan Steering Group have taken place, with six Councillors and six members of the public on the Steering Group. The first public consultation will be held on 24th April at the Town Hall from 7pm – 9pm. Richard Eastham (Feria Urbanism) will engage with local schools before then.

10. To note any items of correspondence

The February strategic sites update was circulated to members before the meeting.

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

The NFDC are in the process of reviewing the Local Plan with the first period of public consultation on the 'Issues and Scope document'. The NFDC have arranged a public consultation event in Fordingbridge in that regard at Avonway Community Centre on 26th February from 2pm to 7pm.

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

The meeting closed at 8.44pm.