

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 12th March 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, Hinton, Howard, Millar, Shering, Wilson and White

In attendance: Rachel Edwards, Asst Town Clerk
2 applicants for applications 24/11082 and 24/11083
1 neighbour of applications 24/11082 and 24/11083
1 member of the public

1. To receive any apologies for absence

Apologies were received from Cllrs Balthazar and Lewendon.

2. To receive any Declarations of Interest

Cllr Hinton declared an interest in planning applications 24/10809 and 25/10145 because he is a local resident and has made representation on these applications previously. He would leave the meeting for both the debate and vote.

Cllr Wilson declared an interest in 24/10809 as she is a near neighbour. She would remain in the meeting but not speak or vote.

3. To confirm the minutes of the meeting held on 12th February 2025 and report any matters arising

Cllr Millar did not second the proposal for planning application 25/10023 as he was absent from this meeting; Cllr Lewendon seconded the motion instead. Cllr White proposed and it was seconded by Cllr Anstey and therefore **RESOLVED:** that with this one amendment, the minutes of the meeting held on the 12th February 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 24/10728

SITE: FIVE OAKS, WHITSBURY ROAD, BROOKHEATH,
FORDINGBRIDGE, SP6 3PL
DESCRIPTION: Removal and replacement of existing lean to and workshop with a
single storey side extension.
DECISION: Granted Subject to Conditions

Application 25/10008

SITE: 1 BEDFORD CLOSE, FORDINGBRIDGE SP6 1HE
DESCRIPTION: Carport; new roof over existing garage including porch & over existing
conservatory; fencing & entrance gate
DECISION: Granted Subject to Conditions

Application 25/10179

SITE: BICKTON LODGE, BICKTON LANE, BICKTON, FORDINGBRIDGE
SP6 2HA
DESCRIPTION: Conversion of existing garage; replace garage doors with matching windows; internal works (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was Lawful

Application 25/10117

SITE: ALLENBROOK NURSING HOME, 34 STATION ROAD,
FORDINGBRIDGE, SP6 1JW
DESCRIPTION: Demolition of dilapidated barns, sheds, outbuildings and a green house (Demolition Prior Notification)
DECISION: Details not required to be approved

Tree Work Decisions

Case Ref: CONS/25/0019
Proposed Works: Laburnum Tree.
Site Address: The Old White House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA
Decision: Raise No Objections

Tree Preservation Orders made

On 14 February 2025 the Authority made the following Tree Preservation Order (TPO).

TREE PRESERVATION ORDER No: TPO/0004/25

SITE: LAND AT BURGATE MANOR, SALISBURY ROAD, BURGATE, FORDINGBRIDGE

6. To consider new Planning Applications

24/11082	47-49 HIGH STREET, FORDINGBRIDGE, SP6 1AS	Mr Davani
Single-storey rear and side extensions. Internal reconfiguration to provide a shop (class E) at ground level and 3 no. flats at ground, first and second floor levels. New pitched roof to existing 2 storey rear projection.Fenestration alterations.		
Cllr Hinton presented this application, outlining the planning history of the site and reporting that NFDC had refused a previous application (21/11559) for the following reasons - the scale, size, massing and design of the proposed rear projection and its adverse impact on the area, over intensive development of the site, and not adequately mitigating the recreational and air quality impacts.		
The Conservation Officer's report noted concerns over the size and design of the current proposal, saying that the level of less than substantial harm caused by the proposed development to the setting and significance of the listed building and to the character of the Conservation Area provides a strong reason for refusal.		
Two letters of support of a refurbished building on the High Street being brought back into use have been received, one from a local resident and another from a local business. One objection has been received from a neighbour concerned about traffic generation, loss of residential amenity, disturbance and the proposals being out of character for the area.		
The applicants gave a presentation in support of the application and a neighbour spoke against.		

Cllr Wilson proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend REFUSAL under PAR2 for the same reasons as given by NFDC in refusing planning application 21/11559 on the same site previously - the scale, size, massing and design of the proposed rear projection and its adverse impact on the area, over intensive development of the site, and not adequately mitigating the recreational and air quality impacts - but would accept the decision reached by the District Council's Officers under their delegated powers. 5 in favour, 1 against, 2 abstentions.

24/11083	47-49 HIGH STREET, FORDINGBRIDGE, SP6 1AS	Mr Davani
Single storey rear extension and internal reconfiguration to provide a shop (class E) at ground level and 3 no. flats at ground, first and second floor levels (Application for listed building consent)		
Planning applications 24/11082 and 24/11083 were considered together.		
Cllr Wilson proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend REFUSAL under PAR2 for the same reasons as given by NFDC in refusing planning application 21/11559 on the same site previously - the scale, size, massing and design of the proposed rear projection and its adverse impact on the area, over intensive development of the site, and not adequately mitigating the recreational and air quality impacts - but would accept the decision reached by the District Council's Officers under their delegated powers. 5 in favour, 1 against, 2 abstentions. <i>[The neighbour left the meeting.]</i>		

25/10145	SS17 LAND TO WEST OF, WHITSBURY ROAD, FORDINGBRIDGE	- Pennyfarthing Homes Ltd
Reserved matters application for Permanent Access Road, comprising Roundabout, Bridge and Carriageway, and associated landscaping and drainage works; pursuant to Outline Application 21/10052 and partial discharge of conditions 4, 7, 10, 13, 15, 16, 17, 20, 22, 27, 28, 29, 30, 31, 33, 34, 36, 38, 40, and 41. Pursuant to outline planning application ref. 21/10052		
<i>[Cllr Hinton left the meeting having already declared an interest in applications 25/10145 and 24/10809.]</i>		
Cllr Paton reported that many other consultee comments are still outstanding. Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend REFUSAL under PAR4 as many other consultee comments are still outstanding and there is insufficient information to proceed. All in favour.		

24/10809	Land To West Of, Whitsbury Road, Fordingbridge	- Pennyfarthing Homes
Reserved matters application for 74 residential dwellings and associated Alternative Natural Recreational Greenspace, public open space and ancillary infrastructure, and discharge of conditions 7,12,15,17,18,21,22,23,25,27,28,29,30,31, 32,33,34,36,38,40 & 41. (Details of appearance, landscaping, layout & scale, pursuant to Outline Planning Permission 21/10052)		
<i>Cllr Wilson did not speak or vote during this agenda item, having already declared an interest in this application.</i>		
Cllr Paton reported that many other consultee comments are still outstanding. Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend REFUSAL under PAR4 as there is insufficient information to proceed. All in favour. <i>[Cllr Hinton returned to the meeting. The two applicants for applications 24/11082 and 24/11083 left the meeting.]</i>		

24/10976	Ss17 Land East Of Whitsbury Road, Tinkers Cross, Fordingbridge, SP6 1NQ	Mr Bray - Highwood Ventures 19 Limited
68-bed care home (use class C2); 8no. dwellings (use class C3), public open space, provision of an extended residential curtilage for 'Fairmile', new access to Whitsbury Road; closure of the existing access to Whitsbury Road; parking, landscaping, sustainable drainage, and other associated works.		
Cllr Wilson presented this application. Councillors had concerns about the access to the site being located near the bend in the road. It was noted that the road layout had not changed and there was still no turning circle.		
Cllr Hinton proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend REFUSAL under PAR2, for the same reasons as given previously, but would accept the decision reached by the District Council's Officers under their delegated powers. Reasons include the lack of a turning circle, the increase in traffic flow to and from the site, scepticism over the traffic movements numbers, concerns about the impact of this application on the surface water, ground water and the potential risk of flooding, and also a request that the need be assessed. All in favour.		

25/10117	ALLENBROOK NURSING HOME, 34 STATION ROAD, FORDINGBRIDGE, SP6 1JW	Mr Brennan - Cala Homes Ltd
Demolition of dilapidated barns, sheds, outbuildings and a green house (Demolition Prior Notification)		
This application had already been decided by NFDC in advance of this meeting and therefore was not considered by FTC.		

25/10097	OAKLANDS MANOR, MARL LANE, FORDINGBRIDGE, SP6 1JR	Mrs Colyer
Proposed Shepherds hut for use as sauna		
Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is an additional asset to the property and has no impact on the street scene. All in favour.		

25/10015	THATCHMANS FARM, FLOOD STREET, BURGATE, FORDINGBRIDGE, SP6 1NB	Mr & Mrs. Wyatt
Change of use of land from agricultural to residential; extension to existing outbuilding on land to create two car garage, shed and bike store		
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. Fordingbridge Town Council is concerned that the application as presented does not accurately reflect the situation on site including the number of residential homes, and is unhappy that a temporary structure is being used to justify a larger permanent building. All in favour.		

7. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: TPO/25/0071
Proposed Works: Holly, Ash and Sumach Tree - Fell
Site Address: 38 Station Road, Fordingbridge, SP6 1JW

Case Ref: TPO/25/0093
Proposed Works: Chestnut x 1 Reduce
Site Address: 6 Pembridge Road, Fordingbridge, SP6 1QJ

Case Ref: TPO/25/0103
Proposed Works: Sycamore x 1 Reduce
Site Address: Forest Court, 5-11 Salisbury Road, Fordingbridge, SP6 1EG

Case Ref: TPO/25/0119
Proposed Works: Various works to trees
Site Address: Lillys Cottage, Salisbury Road, Burgate, Fordingbridge, SP6 1LX

Case Ref: CONS/25/0111
Proposed Works: Yew x 1 Reduce
Site Address: 3 Yew Tree Court, Fordingbridge, SP6 1NP

Case Ref: CONS/25/0112
Proposed Works: Ash - Reduce
Conifer - Reduce
Site Address: 15 Diamond Close, Fordingbridge, SP6 1NR

8. To consider any Licensing Act 2003 applications

No licensing applications.

9. To receive an update on the Neighbourhood Plan

Cllr Hinton reported that the Steering Group have held their third meeting. Local schools have been contacted and all three would like to be involved in this process.

10. To receive an update on Local Plan Issues and Scope Consultation meeting with the NFDC

Cllr Hinton reported that Fordingbridge Town Council would be treated as a formal consultee in the NFDC Local Plan Issues and Scope Consultation.

Action: Cllr Hinton to draft a response to the consultation for consideration at the General Council meeting on 2nd April.

NFDC will share the Call for Sites information with FTC in due course, after analysis. A robust percentage of sites (approx. 15%) are likely to be in Fordingbridge. FTC expects there to be a greater frequency of meetings and a higher level of engagement with NFDC during this process.

Action: Clerk to arrange dates of meetings with NFDC

11. To note any items of correspondence

No items of correspondence.

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

Nothing to report.

13. To note the date of the next meeting as Wednesday 9th April 2025

The meeting closed at 9.13pm.