

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 11th June 2025 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chair
Cllrs Brown, Howard, Johnston, Lewendon, Millar, Shering, White and Wilson.

In attendance: Rachel Edwards, Asst Town Clerk
3 Members of the Public, living adjacent to the Cala Homes Strategic site 16

1. To elect a Chair

Cllr Lewendon proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that Cllr Paton be elected as chair of the Planning Committee. All in favour.

2. To elect a Vice Chair

Cllr White proposed and it was seconded by Cllr Millar and therefore **RESOLVED:** that Cllr Hinton be elected as vice chair of the Planning Committee. All in favour.

3. To receive any apologies for absence

Apologies were received from Cllrs Anstey, Balthazar and Hinton.

4. To receive any Declarations of Interest

No declarations of interest.

5. To confirm the minutes of the meeting held on 7th May 2025 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 7th May 2025 be signed as a true record. All who attended in favour. No matters arising.

6. To receive any matters raised by Members of the Public

No matters raised.

11. To consider the proposed play areas on SS16, Station Road

Cllr Wilson reported that the play area closest to the residential property Packham's Coach House on Strategic Site 16 (planning applications 23/10316 and 24/10595) bears little resemblance to the plans. The play area currently being built is in very close proximity to existing properties and to the new plot 6 Cala Homes house, there is no planting to provide a buffer zone for privacy and noise protection, and the equipment is for older rather than for small children.

Members of the Public reported that:

- Planted shrubs that had been put in by a local resident with permission from Cala Homes have recently been pulled out from the planting area, along with existing established trees. (Two of the existing trees were cut back because of Ash die-back.)
- Badgers and their sets have been moved.
- The master bedroom of the new plot 6 house looks straight onto the play area
- A bench in the play area looks directly into the bedroom of 38 Station Road
- The distance from the boundary of the Cala Homes site to the play park is now just 60cm.
- A new tarmacked access and parking area has been installed across one of the existing drives and next to the sales suite. Parked cars often block the existing drive to a residential property.

A local resident reported that two additional houses, not shown on the original plans, have had their footings staked out and diggers are on site. He said the houses have been sited on an area that floods every winter and was concerned that if the ground is raised before building these

houses, then the water will be pushed elsewhere, if not then these will themselves flood. The residents of 36 and 38 Station Road said that these new houses will invade their privacy and asked if permission had been given for these houses.

Action: Office to follow up with NFDC about the above matters and report back to residents.

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

Application 25/10247

SITE: 27 VICTORIA GARDENS, FORDINGBRIDGE SP6 1DJ
DESCRIPTION: Fenestration alterations to existing attached garage to facilitate use as additional living space
DECISION: Granted Subject to Conditions

Application 25/10144

SITE: LAND TO REAR OF 28 SHAFTESBURY STREET,
FORDINGBRIDGE SP6 1JF
DESCRIPTION: Erection a dwellinghouse with associated parking
DECISION: Refused

Application 23/11308

SITE: 23 GREEN LANE, FORDINGBRIDGE SP6 1HU
DESCRIPTION: Construction of 3x residential units; access alterations and parking. Demolition of existing outbuilding and annex containing residential accommodation.
DECISION: Refused

Application 25/10319

SITE: FIDDLESTICKS FARM, WHITSBURY ROAD, TINKERS CROSS,
FORDINGBRIDGE SP6 1NL
DESCRIPTION: Request for a Screening Opinion submitted under the Town and Country Planning (Environmental Impact Assessment) Regulation 2017. ii. The proposed development is the erection of 95 (Use Class C3) residential dwellings in market and affordable housing tenures on approximately 3.68 hectares of land at Fiddlesticks Farm (Screening Opinion)
DECISION: EIA not required

Application 24/10809

SITE: LAND TO WEST OF, WHITSBURY ROAD, FORDINGBRIDGE
DESCRIPTION: Reserved matters application for 74 residential dwellings and associated Alternative Natural Recreational Greenspace, public open space and ancillary infrastructure, and discharge of conditions 7,10,12,16,17,18,20,21,22,23,25,27,28,29,30,31,32,33,34,36,38,40 & 41.
(Details of appearance, landscaping, layout & scale, pursuant to Outline Planning Permission 21/10052)
DECISION: Granted Subject to Conditions

Application 25/10403

SITE: 34 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX
DESCRIPTION: Variation of Condition 2 of approved application 24/10577 to allow increase in size of rear extension, roof changed from pitched to flat and walls changed from brick to render.
DECISION: Granted Subject to Conditions

Application 25/10435

SITE: 80 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA
DESCRIPTION: Replacement of existing conservatory with rear extension (Lawful Development Certificate that permission is not required for proposal)
DECISION: Was lawful in part

Application 25/10294

SITE: 109 STATION ROAD, FORDINGBRIDGE SP6 1BU
DESCRIPTION: Extension to drop kerb; remove front wall and create a 2 car parking bay on the frontage.
DECISION: Withdrawn by Applicant

Tree Work Decisions

Case Ref: R14/15/25/0232
Site Address: SUNFLOWERS, BICKTON LANE, BICKTON, FORDINGBRIDGE, SP6 2HA
Decision: Exempt Works

Tree Preservation Orders made

TREE PRESERVATION ORDER No: **TPO/0012/25**
SITE: LAND AT DIAMOND CLOSE, FORDINGBRIDGE

On 27 May 2025 the Authority made the above Tree Preservation Order (TPO). It will continue on this basis for six months or until the TPO is confirmed by the Authority, whichever is the sooner. If you would like to make any objections, please make sure we receive them in writing by 24 June 2025.

8. To consider new Planning Applications

APPLICATION NO:	25/10494
TYPE:	Full Planning Permission
SITE:	FORDINGBRIDGE CARE HOME, 59 STATION ROAD, FORDINGBRIDGE SP6 1JW
DESCRIPTION:	Change of second floor staff accommodation to 8 new care bedrooms with new dormers at south elevation
APPLICANT:	Mr Keens - Allegra Care
DECISION:	Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application provides additional living area for new residents and there is no adverse impact on the local area or street scene.

APPLICATION NO:	25/10468
TYPE:	Full Planning Permission
SITE:	15 STEPHEN MARTIN GARDENS, FORDINGBRIDGE SP6 1RF
DESCRIPTION:	Use of garage as additional living space; single-storey rear extension
APPLICANT:	Mr & Mrs Reid
DECISION:	Cllr Millar proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as the application provides additional living space without any adverse impact on the neighbouring properties.

9. To consider new Tree Works Applications

Members considered the following tree works applications

Case Ref: CONS/25/0239
Proposed Works: Lawson Cypress x 1 Fell
Site Address: Vine Cottage, Bickton Lane, Bickton, Fordingbridge, SP6 2HA

Case Ref: TPO/25/0256
Proposed Works: Group mixed species - reduce
Site Address: Avon Lodge, Southampton Road, Fordingbridge, SP6 1AP

Case Ref: TPO/25/0277
Proposed Works: Cypress x 1 Reduce
Willow x 1 Fell
Cedar x 1 Fell
Beech x 12 Reduce
Portuguese x 1 Reduce
Site Address: Lillys Cottage, Salisbury Road, Burgate, Fordingbridge, SP6 1LX

Case Ref: R14/15/25/0278
Proposed Works: Goat Willow x 2 - Coppice to ground level (Collapsed/failed)
Site Address: PARSONAGE FARM, GREEN LANE, FORDINGBRIDGE, SP6 1JT

10. To consider any Licensing Act 2003 applications

Members noted the following applications.

Our Ref:	TEN 12128 / LICTE/25/02672 - ACH
Date:	29 May 2025
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	22/08/2025 10:00:00 to 24/08/2025 01:00:00
Premise Address:	Woodside, Fryern Court Road, Burgate, Fordingbridge, SP6 1ND
Applicant Details:	Cranborne Chase Cider Bill Meaden
Event Details:	Steam & Vintage Festival 2025 The sale by retail of alcohol - on and off sales 22nd August to 24 August 2025 1000 hrs to 0100 hrs 499 persons

Our Ref:	TEN 12164 / LICTE/25/02863 - PT
Date:	11 June 2025
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	20/06/2025 12:00 to 20/06/2025 15:00
Premise Address:	Fordingbridge Federation Pta Fordingbridge Infant & Junior School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Debra Poole
Event Details:	Sports Day Event - on the School Field The sale by retail of alcohol - on the premises only 20th of June 2025 12.0 hrs to 15.00 hrs 200 Persons

12. To receive an update on the Neighbourhood Plan

Nothing to report.

13. To note any items of correspondence

Nothing to report.

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

CIL funding is now available for Strategic infrastructure projects with projects up to £5m being considered, and new strategic (District wide) walking and cycling routes are one of the given examples.

Action: Clerk to write to HCC to request that they submit a bid for CIL funding to implement the Local Cycling and Walking Infrastructure Plan, incorporating the recommendations from FTC below for Fordingbridge, submitted in response to the HCC draft LCWIP consultation:

- The Fordingbridge Core Walking Zone should also include the Fordingbridge Infant and Junior Schools Federation (SP6 1HJ) and The Burgate School (SP6 1EZ).
- Cycling routes to and from the local schools in the area should also be prioritised in the LCWIP - Fordingbridge Infant and Junior Schools Federation (SP6 1HJ) and The Burgate School (SP6 1EZ).
- The dismantled railway line from Breamore to Burgate should be improved as an alternative cycling and walking route in the LCWIP to enable school children from Breamore and Woodgreen to safely walk and cycle to school.
- A direct cycling and walking route from Fordingbridge to Godshill is essential in the LCWIP.
- We support the proposed improvements from Sandleheath to Fordingbridge and request that cycling route 250 is extended up to Godshill.
- The route between Falconwood Close (SP6 1TB) & Pealsham Gardens (SP6 1RD) should be improved to provide a functionable walking and cycling route linking up the developments in that area and providing safer access to the schools. This route should be included in the LCWIP.
- The primary utility network cycle route 100 would need significant investment in cycle infrastructure to make it safe for cyclists along the A338, due to the large volumes of high-speed traffic that use this road. A better solution would be to route the primary utility network cycle route 100 along low traffic alternative routes to Wick / Ringwood instead.
- Additional bus shelters are needed.
- The work proposed to the junction of Bartons Road and Shaftesbury Street will not allow the Co-op lorries to safely turn and will leave pedestrians at a disadvantage to vehicles. Planning legal agreement page 68 NFDC 23/10316. (Not in LCWIP.)

- We consider that a phased introduction of this work would be sensible and would welcome focusing on cycling routes which are necessary for local residents to access shops and neighbouring villages ahead of leisure cyclists and long-distance fitness users. We feel this will have the most beneficial impact on car usage and will be more achievable to implement.

15. To note the date of the next meeting as Wednesday 9th July 2025

The meeting closed at 8:17 pm.