

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th October 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, Brown, Hinton, Johnston, Lewendon, Shering, White and Wilson.

In attendance: Rachel Edwards, Asst Town Clerk

1. To receive any apologies for absence

Apologies were received from Cllrs Howard and Millar.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 10th September 2025 and report any matters arising

Cllrs **RESOLVED:** that the minutes of the meeting held on the 10th September 2025 be signed as a true record.

Matters arising

Agenda item 6 – NFDC emailed to say that planning applications are publicised in accordance with their Statement of Community Involvement, Appendix 4, i.e. they notify neighbours with adjoining boundaries to the application site. For large sites, they might extend the catchment, but that is discretionary. The case officer will visit the site and put up site notices and will advise the Planning Services Admin Team if any further neighbouring properties need to be notified. No further consultations were deemed necessary in the case of planning application 25/10729. The case officer put up two site notices at this site, in positions that he considered accessible.

Agenda item 11 - The demolition of the previous house was a requirement (condition 3) of the planning approval for application 19/10943 - House; demolition of existing (previously approved under 15/10009) HURLEY FARM, MARL LANE, SANDLEHEATH SP6 1NY. The demolition of the house was required to be undertaken in accordance with Section 6 of the approved Phase 2 - Bat Emergence Surveys and Mitigation Plan.

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 25/10732

SITE: THATCHMANS FARM, FLOOD STREET, BURGATE,
FORDINGBRIDGE SP6 1NB
DESCRIPTION: Change of use of land from Agricultural to Residential Curtilage
(Retrospective)
DECISION: Refused

Application 25/10614

SITE: SANDLE FARM COTTAGE, PUDDLESLOSH LANE, TINKERS
CROSS, FORDINGBRIDGE SP6 1NH
DESCRIPTION: Variation of condition 2 of application 23/10895 to allow landscape,
elevation and car parking alterations.
DECISION: Granted Subject to Conditions

Application 24/11014

SITE: Land south of FORDINGBRIDGE ROAD, FORDINGBRIDGE SP6 3EL
DESCRIPTION: Access alterations including new gates and gateposts, retention of hard surfacing, change of use from agricultural to a sawmill production yard and 2no. shipping containers (part retrospective)
DECISION: Refused

Application 25/10716

SITE: 18-20 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION: Solar Voltaic Energy system to be fitted to roof (Prior approval application)
DECISION: Prior Approval is refused

Application 25/10592

SITE: 97 AUGUSTUS AVENUE, FORDINGBRIDGE SP6 1FN
DESCRIPTION: Single storey rear extension
DECISION: Granted Subject to Conditions

Application 25/10696

SITE: 80 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA
DESCRIPTION: Replacement of existing rear extension with flat roof rear extension with integrated skylights
DECISION: Granted Subject to Conditions

Application 25/10689

SITE: THATCHMANS FARM, FLOOD STREET, BURGATE, FORDINGBRIDGE SP6 1NB
DESCRIPTION: Erection of agricultural barn (part retrospective).
DECISION: Granted Subject to Conditions

Application 25/10407

SITE: 6 BRIDGE COURT, 17 BRIDGE STREET, FORDINGBRIDGE SP6 1AH
DESCRIPTION: Repair to existing roof including stripping, re-felting and battening re-using clay tiles where possible (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Tree Work Decisions

Application No: TPO/25/0389

Site Address: LILLYS COTTAGE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE, SP6 1LX
Decision: Grant

6. To consider new Planning Applications

APPLICATION NO:	25/10793
TYPE:	Full Planning Permission
SITE:	18 BURGATE FIELDS, FORDINGBRIDGE SP6 1LR
DESCRIPTION:	Two no. fences and pergola (Retrospective)
APPLICANT:	Mr & Mrs Davenport & Brookes
DECISION:	Members 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 believes that the work has been done without due regard to the neighbour's amenities and to the maintenance of their garage.

APPLICATION NO:	25/10796
TYPE:	Full Planning Permission
SITE:	24 ALBION ROAD, FORDINGBRIDGE, SP6 1EL
DESCRIPTION:	Two storey rear extension, replacement porch and fenestration alterations
APPLICANT:	Meech
DECISION:	Members 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 has no issues with the proposed extension but has concerns about the ingress and egress of the proposed new access to the site.

APPLICATION NO:	25/10767
TYPE:	Full Planning Permission
SITE:	PEMBRIDGE HOUSE, SALISBURY ROAD, FORDINGBRIDGE SP6 1QT
DESCRIPTION:	Change of planning use from class C3 assisted apartment block to C2 residential institutions extra care units.
APPLICANT:	Mr Hossen - Southnewton holdings ltd
DECISION:	Members RESOLVED : to recommend REFUSAL under PAR4 as there is insufficient information to support this application, saying that further detail is needed regarding what this site is to be used for and what its purpose would be.

APPLICATION NO:	25/10804
TYPE:	Advertisement Consent
SITE:	4-6 BRIDGE STREET, FORDINGBRIDGE SP6 1AH
DESCRIPTION:	Display 2 x Internally illuminated fascia signs (Application for Advertisement Consent)
APPLICANT:	Miss Trinh
DECISION:	Members RESOLVED : to recommend PERMISSION under PAR3 for either a non-illuminated sign, or an externally illuminated sign subject to details of the form of illumination.

APPLICATION NO:	25/10819
TYPE:	Full Planning Permission
SITE:	55 CASPARS WAY, FORDINGBRIDGE SP6 1FP
DESCRIPTION:	Single-storey side extension
APPLICANT:	Mr. Smith
DECISION:	Members RESOLVED : to recommend REFUSAL under PAR4 due to the impact on the street scene, the loss of parking, the detraction from the estate and that this application would set a precedent.

APPLICATION NO:	25/10858
TYPE:	Full Planning Permission
SITE:	THE BARN (Opposite Lansdowne House), MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX
DESCRIPTION:	Change of use of agricultural barn in to dwelling house; associated external alterations to building; part demolition of stables; demolition of pole barn; associated parking & landscaping
APPLICANT:	Mr Wilson
DECISION:	Cllr White presented this application saying that Cllr Lewendon reported to the planning committee in August 2024 that an open sided barn was built sometime during the period 2009 to 2013, before being allowed on appeal in 2013. Prior notification application 20/10835 was approved on 10th September 2020, however whilst the sides were bricked up, the barn was built with a new tiled roof and different openings to the approval. Application 23/10084 for a change of use to a dwelling under permitted development rights was refused on 21st March 2023. Planning officers pointed out that as the work carried out earlier in 2020 did not comply with the work approved (20/10835), it was therefore unauthorised and did not benefit from the Permitted Development Rights. Retrospective application 23/10514 for the different openings and a roof was refused and an enforcement notice issued to return the barn to its open sided state or alter it so it complied with the approved plans of 20/10835. The applicant agreed to conform with 20/10835 with the exception of the roof, which was agreed. The application last year 24/10670 was to turn the barn into a 4-bedroom house and retain part of the stable as ancillary residential use. The site is outside the settlement boundary and not allocated for development. Members recommended refusal under PAR4 for application 24/10670 – <i>“The proposed development does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated. It would result in an isolated dwelling in the countryside, with a domesticated appearance, and would set a precedent for future development.”</i> Application 25/10858 introduces vertical cladding and simplified guttering and downpipes along with full height vertical feature intended to improve the building’s appearance and street scene maintaining rural character of surrounding area. Members noted that although the appearance of the outside of the building had changed, there was no material difference between this and application 24/10670 presented to the planning committee in August 2024. Members RESOLVED: to recommend REFUSAL under PAR4 for the same reasons as given for planning application 24/10670 previously, due to there being no material difference in the application.

7. To consider new Tree Works Applications

Members considered the following tree works applications

Case Ref: TPO/25/0555

Proposed Works: Douglas Fir x 1 Fell

Site Address: Brooksford House, 171a Station Road, Fordingbridge, SP6 1DS

8. To consider any Licensing Act 2003 applications

No licensing applications

9. To consider a response to the Dorset Council Local Plan Options consultation 2025

Cllr Paton summarised the Dorset Local Plan. Members agreed the following statement in response to the consultation:

Fordingbridge Town Council support the Dorset Local Plan, but would like noted that there is no mention that Dorset links with Hampshire. This is an important omission as our road links are poor and any further development on this boundary put undue pressure on the link roads to Fordingbridge as well as the infrastructure for Fordingbridge. There are no public transport links to Salisbury without driving to Fordingbridge or Ringwood. The rail network to Salisbury (strategic) is non-existent in this direction. We would not support there being no clear boundaries to define the edges of towns and villages. Areas that have neighbourhood plans should not fall foul of this thought to change boundaries.

10. To receive an update on the Neighbourhood Plan

The Fordingbridge Neighbourhood Plan consultation was a great success with 500 attendees and in excess of 160 survey responses. Many people said they were impressed with how well run and well presented the event was. The Neighbourhood Plan steering group will meet on Tuesday to look at the responses, and these will form the basis of the report and recommendations which will be presented to the Council in due course.

11. To note any items of correspondence

None.

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

The NFDC Strategic Sites update report for October has been emailed to members.

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

The meeting closed at 8:33p.m.