

FORDINGBRIDGE TOWN COUNCIL
Minutes of the Extraordinary Planning Committee meeting held on Wednesday
7th June 2017 at 7.05pm in the Town Hall

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

Present: Cllr Fulford, Chairman

Cllrs Wilson, Earth, Hale, Bailey, Adams, Lewendon, Price, Anstey & Perkins

In Attendance:

Mrs H Richards, Town Clerk
Cllr E Heron, (Hampshire CC)
Cllr A Sevier (New Forest DC)
Mr R Gosden (Fordingbridge Society)
Katy Griffiths, (Salisbury Journal)
19 Members of the Public

1. To receive apologies for absence

Apologies were received from Cllrs Paton & Connolly

2. To receive Declarations of Interest

No declarations made.

3. To consider a further response regarding application 17/10150, Whitsbury Road following receipt of amended plans & details of a legal agreement

The Chairman outlined the procedure for the meeting in that it was intended to consider the amendments and further information submitted only.

Cllr Fulford summarised the additional information relating to CIL, Amended Plans and Highways comments. The Highways comments call for the developer to provide new pedestrian ways to the town centre, services and public transport and agreed contributions towards improvements. Highway conditions are required to be met before the adoption of new roads.

The Travel Plan, Road Safety Audit and details of Road Markings are still awaited. There are ongoing discussions on drainage and water/flood management.

Report from Strategic Housing Officer published regarding requirements for affordable housing – only 20% of proposed dwellings are affordable, the remaining 30% (of the developers stated allocation of 50%) are starter homes and cannot be considered towards the affordable provision.

Cllr Perkins entered the meeting

The National Park Authority (NPA) Heritage section have provided a number of conditions including the need for an Archaeology Report. A survey has been carried out on the SANGS land to ascertain the effect on the voles, however no voles were found.

Cllr Fulford reported that additional comments submitted by objectors, could be summarised as “previous concerns have not been acknowledged or have been ignored”.

Members then made the following observations:

- Lack of response to Council's previous submission and concerns, these have been ignored
- Failure to produce the required % of Affordable Homes
- SANGS who will be responsible for future maintenance – expensive
- Play Area & Open Space – responsibility for maintenance
- Application should not be presented to (District) Planning Committee for decision with gaps in the information
- Concerns over design (on original plans) should look at other developments elsewhere in the country, time does not allow
- Concerns over parking/protection of school drop off zone not addressed

The Chair then invited members of the public present to comment, summarised as:

- No substantive change to design & layout only small details
- No plan has been submitted showing the Blue Line (other land in which the applicant has an interest)
- R Gosden, Fordingbridge Society – Outstanding Issues not addressed, Fordingbridge should not accept “cheap” development but should keep fighting for decent/suitable development
- Vehicular access unacceptable, survey inaccurate, developer has opportunity to improve this on other land in which they have an interest
- Traffic Survey produced using mathematical methodology – problems are self-evident and ratios used are low – (NFDC) should have an independent traffic survey carried out
- Railroaded into accepting development, despite concerns
- How viable is the development – local need? Chair & Cllr Heron explained the need to look at the bigger picture (district and national need for new homes).

Cllr Lewendon proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** to recommend that the application is **REFUSED** as the concerns raised in the Council's previous response have not been addressed.

All in favour

4. To consider a further submission regarding application 17/10426 Fordingbridge Club, Roundhills, following receipt of amended plans

The Chair reported on the further details published for the application including the Officers Report which states that there will be no loss of a community facility as the former Club was restricted to Members only (not public building). The site is within a primary shopping area although the only policy requirement in this connection is at the front of the site onto Roundhill. Other items include, overlooking has been minimised; there is no affordable housing requirement as the development is for under 10 dwellings; concern recently raised over status of Quaker Burial Ground (beneath the site), the watching brief of 2012 submitted with the application states that all remains have been removed, however the issue will be addressed by conditions should permission be granted; parking standards result in shortfall of 14 spaces which will put additional pressure on the public car parking (& could cause on-street parking issues). Finally the pedestrian access through the site should not be considered as a permanent provision and there are existing issues elsewhere in the Town with a similar pedestrian route.

Richard Gosden, Fordingbridge Society added that the path is against the advice of New Forest District Council's Estate Manager.

Cllr Heron responded to a query raised by a member of the audience of whether these smaller developments would be taken into account to reduce the overall housing need allocation (in the local plan) – this would not be the case and smaller sites such as this are considered as additions to the larger strategic sites and help to reduce the shortfall in provision.

Cllr Hale proposed and it was seconded by Cllr Anstey and therefore **RESOLVED:** that the previous response of the Town Council to support the application in principal remains however previous concerns over insufficient parking provision which will overload the Public Car Parking in the town have not been addressed and the necessity for the pedestrian access should be clarified.

5. To note the date of the next meeting as Wednesday 14th June 2017

The meeting closed at 7.45pm