

## FORDINGBRIDGE TOWN COUNCIL

**Minutes of a meeting of the Planning Committee held on Wednesday 9<sup>th</sup> September 2020 at 7.30pm** held remotely using appropriate technology in accordance with The Local Authorities and Police and Crimes Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (“the 2020 Regulations”) which came into force on 4th April 2020.

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

**Present:** Cllr Paton - Chairman  
Cllrs Adams, Earth, Goldsmith, Hale, Jackson, Lewendon, Mouland and Perkins.

**In attendance:** Mr P Goddard, Town Clerk  
Mrs R Edwards, Asst Town Clerk  
Mrs K Downie, Information Officer  
Cllr Bellows (NFDC)  
A representative from the Salisbury Journal  
A member of the neighbourhood Plan Steering Committee  
2 neighbours of site of planning application 20/10842  
Landowner of planning application 20/10908  
1 member of the Public

### **1. To receive any apologies for absence**

Apologies were received from Cllrs Anstey, Wilson and White. Also from Cllr Sevier (NFDC).

### **2. To receive any Declarations of Interest**

Cllrs Mouland and Jackson declared an interest in planning application 20/10842- Land off JUBILEE CRESCENT, SP6 1DP - as they are close friends with the residents of 7 Jubilee Crescent. They would remain in the meeting but not speak or vote.

### **3. To confirm the minutes of the meeting held on 12<sup>th</sup> August 2020 and report any matters arising**

Cllr Mouland proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED:** that the minutes of the meeting held on the 12th August 2020 be signed as a true record.

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 19/11309**

**SITE:** 36 SALISBURY STREET, FORDINGBRIDGE SP6 1AF  
**DESCRIPTION:** Create and extend internal walls and first floor; reposition doors and creation of en-suite (Application for Listed Building Consent)  
**DECISION:** Granted Subject to Conditions

#### **Application 20/10694**

**SITE:** Land rear of 14 SHAFTESBURY STREET, SP6 1JF  
**DESCRIPTION:** New single-storey dwelling  
**DECISION:** Withdrawn by Applicant

**Application 20/10717**

SITE: 5 THE PANTILES, FORDINGBRIDGE SP6 1DQ  
 DESCRIPTION: Variation of condition 2 of planning permission 20/10342 to allow the dwelling to be partially clad in cedar cladding  
 DECISION: Granted Subject to Conditions

**Appeal Decisions**

No appeal decisions.

**Tree Work Decisions**

No tree works decisions.

**6. To consider new Planning Applications**

20/10522	LAND NORTH OF, STATION ROAD, SP6 1JW	Mr Kelsey - Infinite Homes Ltd
Development of 240 dwellings, a new access off Station Road, 10.7ha of public open space (SANG, formal open space and informal open space), associated private amenity space, off-street car parking and access roads." (Outline Application with details only of Access)		
Consideration of this application by the Town Council will be deferred to an extraordinary planning committee meeting at 7:30 pm on Wednesday 23rd September 2020 to allow further time for Hampshire Highways to issue its report on the application.		

20/10842	Land off JUBILEE CRESCENT, SP6 1DP	Palmer, King, Sainsbury, Northway
Development of seven dwellings, with access provided off Jubilee Crescent (Outline Application with details only of access)		
<p>Cllr Lewendon reported that this is an outline planning application with all matters reserved; the main consideration being the access. He said the ecology would be a factor in this application; the area is home to reptiles, frogs, toads, slow worms, grass snakes and bats. The recommendation is that properties are built with bee boxes, bat boxes and brick bird nest boxes. There is a wildlife habitat mitigation buffer zone to the north west corner of the site. Cllr Lewendon reported that no flood risk nor open space assessments have yet been completed, although there is a wooded area incorporated in the site. A contaminated land report will be required due to the site's close proximity to the old railway line and the coal yard.</p> <p>With regards to highways, safety and parking there is sufficient parking allowance and Cllr Lewendon thought the flow of traffic through the existing part of Jubilee Crescent shouldn't be much greater than it is now. The entrance to the site is straight down the existing part of Jubilee Crescent. It was expected that there would be an extension to the estate when the first part of Jubilee Crescent was built, so Cllr Lewendon thought this should be no great surprise to the residents there.</p> <p>The owner of number 6 Jubilee Crescent spoke. He reported that numbers 6 and 9 Jubilee Crescent owned the strip of land that goes into the new development and this land has a right of way for access across it. He reported that number 9 would lose two thirds of their front garden under these plans and asked if a pinch point access could be put in to save the garden.</p> <p>The owner of number 7 Jubilee Crescent spoke. He reported that when the residents bought their properties, this piece of land was outside the permitted development area for Fordingbridge. The revised New Forest Plan only included it for development some years later. He said that residents are neutral on the development, provided adequate measures are taken for access and the other points they've raised in submissions to NFDC.</p> <p>Cllr Hale proposed and it was seconded by Cllr Goldsmith and therefore <b>RESOLVED</b> to recommend PAR5: We are happy to accept the decision reached by the District Council's</p>		

Officers under their delegated powers. All in favour.  
 (Cllrs Mouland and Jackson abstained from voting as they had declared an interest.)  
*The owners of numbers 6 and 7 Jubilee Crescent left the meeting.*

20/10719	PLOT B, LAND OF THE INGLE, FRYERN COURT ROAD, BURGATE, SP6 1NG	Mr & Mrs Miller
New detached dwelling		
<p>Cllr Perkins presented this application.</p> <p>This application is a Full Application for the erection of a new 4 bedroom detached dwelling. The site was initially refused Outline Planning Permission under application number 18/11567, however, the decision was appealed and subsequently allowed under Appeal Ref APP/B1740/W/19/3223268. As this application is only for one of the 2 plots granted approval, a full application is submitted rather than a Reserved Matters application. The proposed location of the new dwelling is indicated on the submitted Proposed Site Plan (19-052/SP1). The site will be accessed from the existing access off Fryern Court Road.</p> <p>Cllr Perkins reported that permission was granted for two dwellings on this site. He said that as the application is for one four bedroom detached property on this same site which has permission for two, there's plenty of room to accommodate this build which is between the two adjoining properties. Cllr Perkins reported that the proposed design is intended to blend in with the neighbouring properties so not to affect the street scene; the building design has a wooden frame which will be highly insulated and the windows will be of high quality so the energy use will be minimal.</p> <p>Cllr Lewendon was pleased that the trees at the entrance to the property will be retained. He said that this property looks more in keeping than the properties originally drawn up in the outline planning permission.</p> <p>Cllr Hale proposed and it was seconded by Cllr Paton and therefore <b>RESOLVED</b> to recommend permission under PAR3 as the application has already been granted outline planning permission and the house design is pleasing. All in favour.</p>		

20/10892	GLENNANVALE, 171 STATION ROAD, SP6 1DS	Mr Jones
Replacement outbuilding		
<p>Cllr Goldsmith proposed and it was seconded by Cllr Lewendon and therefore <b>RESOLVED</b> to recommend permission under PAR3 as the current outhouse is in a state of disrepair and will be replaced with something that is better. The application will improve the area. All in favour.</p>		

20/10897	6 PEALSHAM GARDENS, FORDINGBRIDGE SP6 1RD	Mr Bailey
Two storey side extension to existing dwelling house. New Gable to join into existing pitched roof.		
<p>Cllr Lewendon presented. He reported that this extension would increase the building size by a third, and would provide extra ground floor space and increase the size of an upstairs bedroom and a new en-suite. No objections had been received.</p> <p>Cllr Mouland proposed and it was seconded by Cllr Lewendon and therefore <b>RESOLVED</b> to recommend permission under PAR3 as the application is for a nice home and doesn't affect the neighbours. All in favour.</p>		

20/10888	2 JUBILEE CLOSE, FORDINGBRIDGE SP6 1DR	Mr Turner
Single-storey garage extension		
<p>Cllr Adams proposed and it was seconded by Cllr Hale and therefore <b>RESOLVED</b> to recommend permission under PAR3 as it already has permission to extend and the application gives needed additional space. All in favour.</p>		

20/10908	Land of SELWYN, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG	Edgewater Homes
Demolition of existing outbuildings and the erection of 3x detached dwellings with associated parking and landscaping (Outline application with all matters reserved)		
<p>Cllr Mouland presented. He reported that the garden is very large and there is room for two cars per property. Access would be from Fryern Court Road. The site backs onto the Glasshouse Studios site and is next to a track which leads to Burgate School (footpath 83).</p> <p>Cllr Mouland said that the Council needs to consider whether to allow three more dwellings to be built in what is already becoming a built up area. Cllr Hale thought that three dwellings on that site would be a squash and the houses are designed to be narrow and on a slant to fit the space available. Cllr Hale said that the plot size in that area is normally much larger and to allow this application would be setting a precedent.</p> <p>Cllr Jackson thought the access point was overcrowded, situated as it is on the junction with Fryern Court Road and Whitsbury Road. He suggested that three dwellings would generate quite a bit of traffic and it could be overdevelopment of the site. Cllr Paton agreed that it was an awkward location and although access is there already for one house, to have the same access for four properties is a big difference.</p> <p>Cllr Hale proposed and it was seconded by Cllr Earth and therefore <b>RESOLVED</b> to recommend refusal under PAR4 as it is overdevelopment of the site; there are too many houses for the site and there is the difficulty of the junction for vehicle movements. All in favour.</p>		

20/10915	LAND OF 86, WHITSBURY ROAD, FORDINGBRIDGE SP6 1LA	Mrs Hughes
Demolish existing garage in order sub divide plot to erect new bungalow with associated parking, turning head and upgraded access.		
<p>Cllr Jackson presented. He reported that a previous planning application for the same site was refused as it didn't fit in with the Fordingbridge Town Design Statement (19/11189). These new plans are for a single-storey dwelling, rather than the previous application for a two-storey property. Cllr Jackson reported that access and the driveway is shared with the neighbouring property.</p> <p>Cllr Adams queried the plans for the parking, asking if there was only parking for the new property. Cllr Hale said there was parking for both properties.</p> <p>The landowner for application 20/10908 asked to speak, saying that there is less garden per square footage of property in this application compared to application 20/10908 which was recommended for refusal. He said there are parking problems for this site which is also on a corner. Cllr Paton responded that at Fryern Court Road the properties are more spaced out and have larger plots, whereas this application is in keeping with the rest of the street.</p> <p>Cllr Hale proposed and it was seconded by Cllr Jackson and therefore <b>RESOLVED</b> to recommend permission under PAR3 as it is good use of the space and the new dwelling doesn't overshadow the next door property. 8 in favour, 1 abstention</p>		

20/10873	10 PEMBRIDGE ROAD, FORDINGBRIDGE SP6 1QJ	
Householder Rear Extension Prior Notification		
FOR INFORMATION ONLY.		

## **7. To consider new Tree Works Applications**

Members considered the following applications.

**Case Ref:** CONS/20/0414  
**Proposed Works:** Cherry Tree x 2 - Reduce  
Magnolia x 1 - Reduce  
**Site Address:** The White House, Bickton Lane, Bickton, Fordingbridge, SP6 2HA  
**Reason for Work:** Cherry Trees numbered 1 & 2 - the work is to reshape and reduce the crown of each by up to 30% leaving the trees overall height at 6 metres (approx) & remove any deadwood. There is a Magnolia Tree Numbered as 3 - the work is to reshape and reduce the crown by up to 30% leaving the trees overall height at 5 metres (approx) & remove any deadwood

**Case Ref:** CONS/20/0419  
**Proposed Works:** Conifer x 1 - Fell  
**Site Address:** 15 Church Street, Fordingbridge, SP6 1BB  
**Reason for Work:** too big for garden and reaching telephone line

**Case Ref:** CONS/20/0424  
**Proposed Works:** Willow x 1 - Reduce  
Hazel x 1 - Reduce  
Alder x 1 - Reduce  
**Site Address:** 26 Lower Bartons, Fordingbridge, SP6 1JB  
**Reason for Work:** shading the river

## **8. To consider any Licensing Act 2003 applications**

There were no Premises Licence applications.

## **9. To consider supporting the principle of a Northern Relief Road**

Cllr Jackson reported that residents are concerned about traffic in the town centre and how this will increase further with the new developments in Fordingbridge. He said there is an opportunity to establish a northern relief road from Ashford to Burgate Cross and suggested writing a single issue neighbourhood plan to address this matter.

Cllr Lewendon proposed and it was seconded by Cllr Jackson and therefore **RESOLVED** to explore the option of a relief road. All in favour

## **10. To note any items of correspondence**

Nothing to report.

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

The Asst Clerk reported that pursuing a TPO on trees on the land of the Ingle, Fryern Court Road, Burgate, Fordingbridge, SP6 1NG, as requested by Cllr Lewendon at August's planning meeting, may not be straight forward as the site has been subject to an appeal over an application for which trees weren't originally consulted. Ownership of the trees is unclear but they are not currently under threat and NFDC feel that a TPO is not needed at this stage. However, upon receipt of further details this may be revised. NFDC will monitor the situation and keep FTC updated.

Cllr Jackson reported that the Open Spaces Survey is being delivered to residents from last Monday. The Clerk reported that residents had until 30<sup>th</sup> September to complete and return the survey and that 25 responses had been received to date.

The Chair reminded the meeting that consideration of application 20/10522 LAND NORTH OF, STATION ROAD, SP6 1JW, (also known as Strategic Site 16) will be deferred to an extraordinary

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planning committee meeting at 7:30 pm on Wednesday 23rd September 2020 to allow further time for Hampshire Highways to issue its report on the application.

**12. To note the date of the next meeting as Wednesday 23<sup>rd</sup> September 2020.**

The meeting closed at 8.25pm.