

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 13th January 2021 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, Anstey, Earth, Hale, Goldsmith, Jackson, Lewendon, Mouland, Perkins, White and Wilson

In attendance: Mr P Goddard, Town Clerk
Mrs R Edwards, Asst Town Clerk
Cllr Bellows (NFDC)
Alistair Harris, Metis Homes (Planning Application 20/10228)
A reporter from the Salisbury Journal
4 Members of the Public

1. To receive any apologies for absence

No apologies were received.

2. To receive any Declarations of Interest

Cllr Adams declared an interest in application 19/10318 under agenda point 6 as the applicant is a trade customer. Cllr Adams stated he would remain in the room but would not speak or vote.

3. To confirm the minutes of the meeting held on 9th December 2020 and report any matters arising

Cllr Mouland proposed and it was seconded by Cllr Lewendon and therefore **RESOLVED:** that the minutes of the meeting held on the 9th December 2020 be signed as a true record. All 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 20/11176

SITE: 14B VICTORIA ROAD, FORDINGBRIDGE SP6 1DD
DESCRIPTION: Single-storey rear extension and new windows to side elevation
DECISION: Granted Subject to Conditions

Application 20/11187

SITE: 9 BOWERWOOD ROAD, FORDINGBRIDGE SP6 1BJ
DESCRIPTION: First floor rear extension to provide additional bedroom, change of use of annex from A1 to C3a
DECISION: Granted Subject to Conditions

Application 20/11382

SITE: FRYERN PARK FARM, WHITSBURY ROAD, BROOKHEATH, FORDINGBRIDGE SP6 3PL
DESCRIPTION: 2x Agricultural barns (Agricultural Prior Notification)
DECISION: Prior Approval refused

Application 20/11235

SITE: CAFE ONE HUNDRED, ROUNDHILL, FORDINGBRIDGE SP6 1AQ
DESCRIPTION: Shopfront alterations; disabled ramp access
DECISION: Granted Subject to Conditions

Application 20/11039

SITE: LAND OF THE INGLE, FRYERN COURT ROAD, BURGATE SP6 1NG
DESCRIPTION: 2 detached houses; associated garages, parking and landscaping (Details of the access, appearance, landscaping, layout, and scale development granted by Outline permission 18/11567)
DECISION: Withdrawn by Applicant

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Case Ref: CONS/20/0639
Site Address: 4 MILL COURT, FORDINGBRIDGE, SP6 1JQ
Decision: Raise No Objections

Case Ref: TPO/20/0628
Site Address: 39 NORMANDY WAY, FORDINGBRIDGE, SP6 1NW
Proposed Works: reduce back extended limbs growing out towards the property by approximately 1.5mtrs & crown thin by
Reasons: to prevent possible future failure and to help give light into the property
Decision: Grant

Case Ref: TPO/20/0656
Site Address: AVON LODGE, SOUTHAMPTON ROAD, FORDINGBRIDGE, SP6 1AP
Proposed Works: T3 - Common ash - Prune lowest 2 x primary branches back to source over neighbouring shed.
T6 - Small leaf lime - remove truncated branches, deadwood over 30mm or longer than 1m (for reference only) and all Ivy to ground level. Reduce and reshape remaining canopy by no more than 2.5m in anyone direction and 1.5m from the top.
G2 - 2 x Sycamore - Section fell in parts to ground level or as close to as practically possible.
Reasons: T3 – Common ash – Removing over extended and over weighted branch from over the top of neighbouring out building.
T6 – Lime – Poorly pruned historically and undermanaged overly tight canopy.
G2 – Sycamore x 2 - Poor form suppressed by larger specimen.
Decision: Grant

6. To consider new Planning Applications

20/10228	Land At Burgate Acres, Salisbury Road, Burgate, Fordingbridge SP6 1LX	Metis Homes Ltd
Construction of 63 dwellings, creation of new access, parking, landscaping, open space and associated works, following demolition of existing buildings		
<p>Cllr Anstey reported that members are all familiar with this application, having attended detailed briefing meetings by NFDC. Cllr Anstey reported that the plans for this application were first submitted on 27th February 2020, significant amendments submitted on 29th October 2020 and further amendments on 23rd December 2020, leading to a total of 394 documents.</p>		
<p>Cllr Anstey highlighted the village core shown on the plans; the Metis Homes application is just to the south of the village core.</p>		
<p>Cllr Anstey reported that the NFDC Conversation Officer was concerned about the loss of open farmland and the impact on the historical settlement of Burgate. He'd recommended refusal as the application fails to respond to the character of Burgate and several key listed buildings along Salisbury Road.</p>		
<p>The Ecologist comments covered the ecological assessment, biodiversity net gain, bats, reptiles and phosphate calculations. In summary, the new residential developments within the catchment area of Hampshire Avon need to be phosphorus neutral. Regarding biodiversity gain, given the evolving nature of the NFDC position on biodiversity net gain, and the fact that the calculations have already been rerun in the Defra metrics at NFDC's request, the Ecologist was minded not to push this point. However, there was the need for a biodiversity monitoring and management plan to be put in place, a need for a biodiversity net gain monitoring report, and a need for an ecological migration and management plan. Cllr Anstey reported that there are no bats in the pill box. The reptile report was carried out in 2018 and lasted for two years only, so is now out of date.</p>		
<p>Cllr Anstey reported that the Countryside report stated there are no recorded vehicular or cycling rights over footpath 83, the amended transport assessment failed to identify significant rights of way. There was concern that the increased use associated with an urban fringe housing development will mean that the perception and acceptance of users of the track will change and the financial burden incurred by the countryside service in maintaining the paths to the required standard would increase significantly. Consequently, there would be an adverse effect on the amenity and value of the path and the enjoyment by the public. There was a request for details of the improvements the developers proposed to contribute to the Avon Valley Path in order that HCC services can secure the dedication of the footpath as a bridleway. There is also concern that the transport assessment and travel plan preferred access to the secondary school and sixth form, hadn't considered access via northern Avon Valley roads. There are a number of minor ongoing issues however the Countryside Service has no objections.</p>		
<p>Wessex Water highlighted the Sustainable Drainage Systems (SuDS) and the need to clarify their operation and maintenance, also whether the homeowner or the management company would be responsible.</p>		
<p>Hampshire Highways considered the visibility splays to be acceptable. They commented that as the developer does not intend to offer the internal estate roads for adoption, the Highways Authority has not made further assessment on the design of the internal road against Hampshire County Council's standards. However, they would advise that the developer ensures that the roads and footpaths are designed to a minimum industrial standard and that an appropriate private road management and maintenance plan is put in place.</p>		

Hampshire Highways has reviewed the modelling work of the traffic impact statement and can confirm that the traffic flow with the methods used for each scenario are correct and the modelling results acceptable. The Highways Authority raise no objection to this application subject to provision of the certain obligations and provisions.

Cllr Anstey reported there will also be a cycle store to promote a sustainable mode of travel.

Alistair Harris (Metis Homes) was given permission to speak. He thanked Cllr Anstey for his clear presentation and went on to report on the key amendments submitted in October.

- The reduction in the number of houses to 63
- Significant increase in areas of landscaping
- New areas of open space and greater levels of separation from some of the trees and sensitive boundaries such as the children's day nursery
- Dedicated laybys for school buses
- New sewer connection along the length of the public Right of Way and relaying of footpath 83.
- 22% of new homes will be affordable dwellings.

Alistair Harris said it was Metis Homes' firm commitment to deliver a high quality bespoke development. He reported that the Highways Authority, Drainage Authority, the Urban Design and Landscape Team and the Countryside section are all satisfied and the Independent Viability Assessor is supportive of the affordable housing offering that this development is now delivering.

Cllr Jackson asked how much CIL this development would provide. Alistair Harris didn't have the figure to hand but promised to email it to the Council after the meeting.

Cllr Wilson asked about the upgrading of footpaths 83 and 84. Alistair Harris confirmed that Metis Homes would lay the new sewer along the entirety of footpath 83 and resurface and widen footpath 83. The upgrading of footpath 84 would be the responsibility of one of the other developers.

Cllr Wilson asked if Fordingbridge Town Council could have input into the content of the alternative natural recreational greenspace (ANRG). Alistair Harris confirmed that Metis Homes has been working with NFDC on the ANRGs and are very flexible.

Cllr Lewendon commented that, despite the Highways report, he thought the alterations to the junction between Salisbury Road and the A338 would be dangerous. He reported that even at present traffic levels the junction is unacceptable and with the increased traffic levels, it would be a preposterous proposition.

Cllr Wilson proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** to recommend permission under PAR3 as it provides open space that we didn't have access to before and provides much needed housing of that type.

Cllr Lewendon proposed refusal under PAR4 as the highways have not been considered in adequate detail. There was no seconder.

Councillors voted on Cllr Wilson's proposal, seconded by Cllr Anstey, and it was **RESOLVED** to recommend permission under PAR3 as it provides open space that we didn't have access to before and provides much needed housing of that type. 11 in favour, 1 against.

Cllr Paton asked that Fordingbridge Town Council be involved in the open space design and what might be put there.

20/11411	(PLOT 85) 171 AUGUSTUS AVENUE, FORDINGBRIDGE SP6 1FN	Mr and Mrs North
Rear conservatory		
Cllr Mouland reported on this application.		
Cllr Anstey proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend permission under PAR3 as there is no adverse effect on the neighbourhood or amenities. All in favour.		
20/11359	UNITS 2 &3 ROMAN QUAY, HIGH STREET, FORDINGBRIDGE SP6 1RL	Tygwin Ltd
Change of use of disused cafe to create three dwellings		
Cllr Lewendon reported that the café itself would be divided in two to make two small units of accommodation, with the third dwelling opposite. Each unit would be a stand-alone studio flat, one of which would have very limited natural light. Cllr Lewendon reported that the plans may not comply with buildings regulations concerning the ability to escape from the building in the event of a fire. There was also concern over the loss of yet more retail units in the High Street. No parking is provided. The site is liable to flood.		
Cllr Goldsmith proposed and it was seconded by Cllr Hale and therefore RESOLVED to recommend refusal under PAR4 as it is overdevelopment of the site, too dense housing, poor design, the site floods, there is no provision for parking and there would be loss of retail units. All in favour.		
20/11448	OAKMOOR HOUSE, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG	Mr and Mrs Wilson
Conservatory		
Cllr Hale reported. The conservatory (also referred to as an orangery) would be sited in the inside corner of an L-shaped property, hidden from the road and to the rear of the house. The conservatory would have an oak timber frame, with timber windows and doors and oak fascias and soffits. Overall, the proposed conservatory is 22 square metres. The walls would be more than 50% glazed and the roof 75% glazed. The roof would be partly metal with a big lantern light. The dwarf wall would match the existing brick work.		
Cllr Anstey proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend permission under PAR3 as there is no adverse effect on the residential amenity, nor on the street line, nor on the neighbours. It is in good scale and of good design. All in favour.		
20/11437	SHABBARDS, BOWERWOOD ROAD, FORDINGBRIDGE SP6 3BP	Mr & Mrs Elton
Single-storey rear extension (Prior Approval Application)		
FOR INFORMATION ONLY		

7. To consider new Tree Works Applications

Members noted the following tree works applications.

Case Ref: TPO/20/0692
Site Address: 9 Orchard Gardens, Fordingbridge, SP6 1BG
Proposed Works: Alder x 1 - Prune; Willow x 1 - Prune
Common Alder (T1) - Reduction in height by 3.5 m, selected reduction of side laterals to re-shape.
Weeping Willow (T2) - Pollarding to height of 8-9 m and a width of 8-9 m. This will be below previous high pollard points.
Reasons T1 - reason - tree is becoming over-dominant for its surroundings and causing excessive shading.
T2 - reason - this is to reduce overall weight of canopy and obtain a more compact canopy and shape. Becoming over-dominant for its surroundings.

Case Ref: TPO/20/0697
Site Address: Marl Cottage, Marl Lane, Fordingbridge, SP6 1JR
Proposed Works: oak x 1 - Reduce
Remove 2 lower limbs. Selective Branch Reduction - To clear the building by up to 2 metres. Leaving a natural flowing branch line.
Crown raise to statutory heights over the road and footpath to give a clearance of 5.2 m for vehicles and 2.5m for pedestrians.
Reasons Tree works considered reasonable routine management, enabling the ongoing retention of the trees as a positive amenity feature to the area.

8. To consider any Licensing Act 2003 applications

Members considered the following Licensing Act 2003 - Grant of Premises Licence (S17):

Premises: THE DOLLS HOUSE THE DOLLS HOUSE, 4 HIGH STREET, SP6 1AX
Ref: LICPR/21/00071

Grant of a premises licence to permit sales of alcohol on and off the premises from Monday to Friday 12:00hrs to 22:00hrs, Saturday 11:00hrs to 22:00hrs and Sunday 12:00hrs to 19:00hrs. Opening hours the same. Christmas Day 12:00hrs to 16:00hrs, Boxing Day 12:00hrs to 16:00hrs and New Years Eve 12:00hrs to 00:30hrs.

Members raised concerns about the off-site sales of alcohol and the possibility of cars stopping on the road outside the shop.

9. To agree a response to NFDC on Dorset Council's Draft Local Plan

The Clerk reported that the first consultation on the Dorset Council Local Plan will start on 18th January and end on 15th March 2021. Once adopted, the Local Plan will guide decisions on planning applications in Dorset until 2038.

NFDC have expressed concern regarding the implications in terms of traffic and the impact on Fordingbridge and will respond to this consultation. Representations can be made via NFDC and directly to Dorset Council. The Clerk asked that members feed in their comments and specific concerns to the office for him to collate and draft a response.

Cllr Paton raised concerns that the Dorset Local Plan did not consider people travelling to Fordingbridge or through Fordingbridge in order to reach other places. She reported that while lots of other places are listed as shopping destinations in the Dorset Local Plan, Fordingbridge isn't one of them. Cllr Paton said that the Local Plan described Alderholt as a self-contained settlement in

terms of the road network, highway improvements, schooling, employment, retail and community facilities but she believed there would still be significant traffic to Fordingbridge.

Cllr Jackson reported that there is a great difference between 300 and 3000 extra homes in Alderholt. However, even 300 additional houses would place a great strain on the road between Alderholt and Fordingbridge. If 3000 additional houses were built then this still wouldn't give enough financial viability to provide the infrastructure needed to Fordingbridge as most of the money would be spent developing links to Ringwood. Cllr Jackson recommended objecting to the Dorset Local Plan.

Cllr Lewendon reminded members that the majority of the Alderholt to Fordingbridge road is in Hampshire rather than Dorset and this could complicate the situation.

Action: Councillors to submit comments to office for Clerk to draft proposed response.

10. To receive an update on the Neighbourhood Plan

Cllr Jackson reported on a meeting between the Neighbourhood Plan Steering Group and Claire Upton-Brown, Head of Planning at NFDC, on 15th December 2021. To summarise

- There is a need to respond to the Dorset Local Plan
- The NFDC Local Plan part 2 has been put on hold due to the Government's National Planning Paper
- Cllr Jackson presented NFDC with the Highways issues in Fordingbridge

Cllr Jackson reported that the minutes of this meeting concluded with the following paragraph *The meeting agreed that most of the issues that the Town Council has are not matters than can be addressed through the Neighbourhood Plan although the discussion highlighted many of the issues giving rise to Town Council concerns.*

Cllr Jackson reported that the NFDC Head of Planning said that four of the five items that are in the Neighbourhood Plan Terms of Reference, are not relevant to a Neighbourhood Plan. She recommended that these should be dealt with separately.

Action points from the meeting were:

1. To co-ordinate a response to the Dorset Local Plan
2. To arrange a joint meeting with Hampshire County Council to progress the Highways issues

Cllr Jackson reported that NFDC may be able to fund some of the cost of the relief road from Augustus Park to the A338. If this is possible then the new road could be built before all the houses were complete.

Cllr Jackson reported that the key issue to focus on in the Neighbourhood Plan is the Trailway and paths and cycleways. The other issues should be removed from the Neighbourhood Plan and dealt with separately.

Cllr Wilson queried the minutes from the meeting which said that the Fordingbridge Town Design Statement had been superseded. Councillors agreed that this document had not been superseded. The Clerk reported that the onus is now on FTC to progress the issues in the Town Design Statement.

Action: Clerk to speak to the Head of Planning at NFDC regarding the Highways issues.

Action: Clerk to arrange joint meeting with FTC, NFDC and HCC to progress the Highways issues.

11. To note any items of correspondence

Nothing to report.

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

The Clerk asked members to consider the options for open spaces and footpaths for the strategic sites. Cllr Lewendon raised concerns about the sewer running underneath an existing footpath (part of the Avon Valley Path), saying that the footpath will need to close for a long time in order to lay the sewer. Over time he envisaged the footpath sinking as the land resettled after the laying of the sewer. Cllr Jackson reported that the draining is done by moling in some areas so disturbance is kept to a minimum.

Action: Clerk to convene a meeting to discuss the options for open spaces and footpaths on the strategic sites

Cllr Wilson was recently interviewed for That's TV about the state of the roads in Fordingbridge.

13. To note the date of the next meeting as Wednesday 10th February 2021.

The meeting closed at 8.48pm.