

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 10th February 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 Diane Paton - Chairman
Cllrs Malcolm Adams, Paul Anstey, Pat Earth, Edward Hale, Nobby Goldsmith, Mike Jackson, Alan Lewendon, John Moulard, Brian Perkins and Anna Wilson

In attendance: Mr Paul Goddard, Town Clerk
Mrs Rachel Edwards, Asst Town Clerk
Cllr Annie Bellows (NFDC)
Cllr Phil Tandy (Damerham Parish Council)
A neighbour of planning application 20/11403
Applicant for 20/11420
4 Members of the Public

1. To receive any apologies for absence

Apologies were received from Cllr White.

2. To receive any Declarations of Interest

Cllr Jackson declared an interest in application 20/11267 under agenda point 6 as the application is for a neighbouring property. Cllr Jackson stated he would remain in the room but would not speak or vote.

Cllr Earth declared an interest in application 20/11281 under agenda point 6 as the applicant is a near neighbour. Cllr Earth stated she would remain in the room but would not speak or vote.

3. To confirm the minutes of the meeting held on 13th January 2021 and report any matters arising

Cllr Earth proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 13th January 2021 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 20/11174

SITE: 12 VIMOUTIERS COURT, FORDINGBRIDGE SP6 1NN
DESCRIPTION: Proposed conversion of an existing double garage and construction of a rear extension to form a 1no. bedroom annexe
DECISION: Granted Subject to Conditions

Application 20/11306

SITE: SAIL LOFT AT RIVERSIDE HOUSE, SOUTHAMPTON ROAD, EAST MILLS, FORDINGBRIDGE SP6 2JS
DESCRIPTION: Replacement first floor window in Sail loft
DECISION: Granted Subject to Conditions

Application 20/11437

SITE: SHABBARDS, BOWERWOOD ROAD, FORDINGBRIDGE SP6 3BP
DESCRIPTION: Single-storey rear extension (Prior Approval Application)
DECISION: Prior Approval Not Required

Application 21/10012

SITE: SHABBARDS, BOWERWOOD ROAD, FORDINGBRIDGE SP6 3BP
DESCRIPTION: Proposed single storey side extension; proposed single storey rear extension (Lawful development certificate that permission is not required for proposal)
DECISION: Was Lawful

Application 20/11411

SITE: (PLOT 85) 171 AUGUSTUS AVENUE, FORDINGBRIDGE SP6 1FN
DESCRIPTION: Rear conservatory
DECISION: Granted Subject to Conditions

Application 20/11303

SITE: 31 SALISBURY STREET, FORDINGBRIDGE SP6 1AB
DESCRIPTION: Use of a beauty salon (Retrospective)
DECISION: Granted Subject to Conditions

Application 20/11359

SITE: UNITS 2 &3 ROMAN QUAY, HIGH STREET, FORDINGBRIDGE SP6 1RL
DESCRIPTION: Change of use of disused cafe to create three dwellings
DECISION: Refused

Appeal Decisions

No appeal decisions.

Tree Work Decisions

No tree works decisions.

6. To consider new Planning Applications

20/11403	REDBROOK BARN, RINGWOOD ROAD, FORDINGBRIDGE SP6 2ET	Mr and Mrs Lewis
Use of existing redundant agricultural barn to four dwellings with associated car parking, new access and landscaping		
Cllr Hale proposed and it was seconded by Cllr Goldsmith and therefore RESOLVED to recommend refusal under PAR4 as the application is not for a conversion of an existing building, but a rebuild instead. All in favour.		
<i>The neighbour and 1 member of the public left the meeting.</i>		

20/11267	LAND OF SELWYN, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE SP6 1NG	Edgewater Homes
Demolition of existing outbuildings; erection of 2x detached dwellings with associated parking and landscaping (Outline application with details only of access & scale)		
Cllr Mouland reported that planning application 20/10908 on the same site for the demolition of existing outbuildings and the erection of 3x detached dwellings with associated parking and landscaping (Outline application with all matters reserved) was refused by NFDC in October 2020. The applicants have now submitted planning application 20/11267 with one fewer dwelling.		
Cllr Mouland read a letter from the neighbours raising concerns about		
<ol style="list-style-type: none"> 1. The traffic generated by the two new houses. Cllr Mouland reported that while the traffic wouldn't actually cross footpath 83, it would have a lot of effect on the footpath and the corner is difficult to see around. Cllr Mouland said that the initial briefing mentions the footpath, however the case officer reports that footpath 83 is unaffected by the proposals and therefore has no objection. 2. The boundaries of both houses abutt the neighbours' garden and would result in loss of privacy and a generation of noise. 3. Overdevelopment of housing for the site. 4. Lack of sewerage system on the plans. 		
Cllr Mouland reported that the previous application 20/10908 was for taller dwellings and these have been reduced in size.		
Cllr Anstey asked whether this site is officially in the countryside or within the boundary of the town. If in the countryside, he thought the development of new residential properties would not be permitted, unless a conversion of an existing building.		
Cllr Paton asked for the reasons for refusal of application 20/10908. The Clerk read these to the meeting from the NFDC website.		
Cllr Anstey proposed and it was seconded by Cllr Paton and therefore RESOLVED to recommend refusal under PAR4 as the council has not seen any evidence that has corrected any of the previous refusal statements. 8 in favour, 2 abstentions.		

20/11260	24 PENNYS LANE, FORDINGBRIDGE SP6 1HH	Harris
The erection of a detached double garage; single-storey extension; first floor extension		
Cllr Hale reported that the application is in two parts – a small extension to the rear of the house and a double garage to the front. There is no upstairs bathroom currently. The proposal is for a ground floor extension to the living room and for two shower rooms upstairs. There would be a flat roof extension on the rear of the property and a double garage to the front of the site. Cllr Hale reported the need to consider the impact on the residential amenity and the impact on the character and appearance of the area.		
Cllr Paton thought the extension on the house would not be a problem as it would not affect anyone. However, she said the footprint of the garage is nearly the size of the house and were the garage to be used for storage, as many garages are, there will be less room on their plot to park cars.		
Cllr Lewendon proposed and it was seconded by Cllr Mouland and therefore RESOLVED to recommend refusal under PAR4 for planning application 20/11260 as whilst the proposals for the house are fine, the garage is too close to the road and too large. The garage should be moved back from the pavement closer to the house and made smaller. All in favour.		

20/10537	65 WHITSBURY ROAD, FORDINGBRIDGE SP6 1LB	Mr. Houlston
Construction of a terrace to the rear of the property off of the 1st floor master bedroom		
Cllr Earth proposed and it was seconded by Cllr Hale and therefore RESOLVED to recommend permission under PAR3 as the application doesn't affect anyone and the balcony is small. All in favour.		
20/11281	5 SYCAMORE COURT, HIGH STREET, FORDINGBRIDGE P6 1RQ	Miss Newsome - Siclair Property Ltd
Rebuild the roof turret with weatherproof material due to it causing issues		
Cllr Jackson reported that the timber in the dominant turret is rotting away. The materials proposed for the new turret will fade and wear differently to hardwood timber and, according to the conservation officer, would look unsightly in a conservation area. Cllr Adams said that to maintain the hardwood timber, scaffolding to the turret would be required every two or three years.		
Cllr Jackson proposed and it was seconded by Cllr Anstey and therefore RESOLVED to recommend refusal under PAR4 on the basis of the conservation issues as mentioned by the conservation officer. 8 in favour, 1 against, 1 abstention.		
20/11420	AVON LODGE, SOUTHAMPTON ROAD, FORDINGBRIDGE SP6 1AP	Cutler Associates
Proposed ancillary accommodation (Lawful Development Certificate that permission is not required for proposal)		
Members discussed this application and decided not to comment.		

7. To consider new Tree Works Applications

Members noted the following tree works applications.

Case Ref: TPO/21/0066
Site Address: Land To East Of, Whitsbury Road, Fordingbridge, Sp6 1nq (North End Of Dudley Avenue)
Proposed Works: Ash x 1 – fell - the tree is on the north side of the old railway line and has been said to have die back – also in line with new fence.
Reason for Work: Arboricultural Maintenance

Case Ref: TPO/21/0064
Proposed Works: Ash Trees Group - fell
Site Address: Land Adjacent And Opposite No. 9 And No. 10, Bedford Close, Fordingbridge, Hampshire, Sp6 1he (Nr Whitsbury Road)
Proposed Works: Ash Trees Group – fell
 Fell group of Ash trees overhanging the Whitsbury Road, some of which are forked near ground level and bias over fence and road.
 The owner is concerned over safety of the trees.
Reason for Work: Arboricultural Maintenance

8. To consider any Licensing Act 2003 applications

No Licensing Act Applications

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

See Appendix 1 - Fordingbridge Town Council Response to Dorset County Council Local Plan Proposals

Cllr Jackson reported that traffic surveys found that an average daily traffic flow is 4000 vehicles per day on the Alderholt to Fordingbridge road. Cllr Jackson reported that no money is available for substantial road improvements and it would be Hampshire County Council's responsibility to pay for improvements as much of the road is in Hampshire.

Cllr Paton proposed and it was seconded by Cllr Adams and therefore **RESOLVED** to submit the draft response to NFDC regarding Dorset Council's Draft Local Plan. All in favour.

10. To agree a response to the draft mitigation for recreational impacts on New Forest European Sites Supplementary Planning Document

See Appendix 2 - Fordingbridge Town Council Response to the draft mitigation for recreational impacts on New Forest European Sites Supplementary Planning Document

Cllr Wilson proposed and it was seconded by Cllr Hale and therefore **RESOLVED** to submit the draft response to the draft mitigation for recreational impacts on New Forest European Sites Supplementary Planning Document. All in favour.

11. To agree a response to the HCC Local Transport Plan Consultation

See Appendix 3 - Fordingbridge Town Council Response to the HCC Local Transport Plan Consultation

Cllr Lewendon reported that he'd shared a petition on Facebook, from CPRE The Countryside Charity, calling for a reliable bus service for every community, wherever they live. He asked that members sign the petition.

Cllr Earth proposed and it was seconded by Cllr Anstey and therefore **RESOLVED** to submit the draft response to the HCC Local Transport Plan Consultation. All in favour.

12. To receive an update on the Neighbourhood Plan

Cllr Jackson reported that the Neighbourhood Plan Steering Group want to keep the Terms of Reference the same as they include issues that local people want discussed. NFDC have advised that several items are not planning issues and not relevant to a Neighbourhood Plan.

Cllr Jackson reported that the Clerk has been successful in obtaining a grant to cover the cost of a subscription to Survey Monkey, and this will be used to carry out public consultation.

Cllr Jackson reported that there is the possibility of a new indoor sports hall built at Burgate School and the refurbishment of the all-weather pitch.

Cllr Jackson reported that a meeting to discuss road planning and parking is still to be arranged with Fordingbridge Town Council, the Highways Authority and NFDC.

Cllr Jackson reported that Cllr Heron, Dorset Council, Alderholt Parish Council, Fordingbridge Town Council, NFDC and HCC all support building a 3m wide cycle and walking trailway from Fordingbridge to Verwood.

Cllr Wilson asked for a meeting with Sandy Balls Holiday Village to discuss the running of a minibus between the holiday village and the town centre, to reduce the number of individual car journeys and therefore benefit the environment.

Cllr Paton would like a better footpath to Godshill.

13. To note any items of correspondence

A strategic sites update for Ford 1 has been received (appendix 4).

Cllr Bellows wrote with an update on the works at Hurley Farm:

Works at Hurley Farm are being investigated concerning engineering works, operational development and change of use of land. A Planning Contravention Notice was issued in May 2020 and information was requested and this was chased up in October and November but NFDC have received no response. The site will have to be visited once lockdown restrictions are relaxed before any action can be taken. It is noted that the dwelling house is under construction and that the permission granted states that within 2 months of occupation then the existing dwelling known as Hurley Farmhouse needs to be removed and the footprint reinstated to the satisfaction of NFDC. The promotion of the Hurley Farm for events has been noted and NFDC have requested information from the land owners in relation to this. However, it is likely the operational development they have carried out, which will potentially facilitate the advertised events use, is likely to be the focus of any initial notices. NFDC will then review activities on the site if they materialise following enforcement action.

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

Cllr Anstey asked for feedback on his presentations on the larger developments made at planning meetings. Members were impressed with his presentations, thought them to be the right length with sufficient information and detail.

Cllr Wilson reported a concern raised by a member of the public regarding the alleyway running to the rear of the houses at Whitsbury Road and adjacent to the NFDC owned car parking area in Queens Gardens. NFDC have recently started charging Whitsbury Road residents to access their garage or back gate via this alleyway. Cllr Wilson reported that if residents choose not to pay, they have been told to put fences up across their back gates so they no longer have access. Cllr Lewendon suggested that if Queens Gardens were built in the late 1970s and Whitsbury Road residents continued to use their back gates from this time until NFDC started to present bills in 2002, then the residents may be able to prove rights of access because of the length of time elapsed.

Action: Clerk to write to NFDC to ask for clarification on this situation and for confirmation of the ownership of land

15. To note the date of the next meeting as Wednesday 10th March 2021

The meeting closed at 8.56pm.

APPENDIX 1

Fordingbridge Town Council Response to Dorset County Council Local Plan Proposals

Dorset County Council Local Plan proposals are out for consultation and Fordingbridge Town Council has the following comments to make.

On page 485 Chapter 18 when referring to Alderholt it states that it “would have an impact on the adjacent New Forest District Council area including the town of Fordingbridge”.

18.2.3 two alternative visions for Alderholt would look to either deliver small levels of growth to primarily meet local needs or significant growth over the longer term to transform the settlement’s role and function.

In option 1 by 2038 (the length of the plan) Alderholt will not have expanded significantly and will have some additional housing to meet primarily local needs and will have an expanded and improved recreation ground.

18.3.5 Many of the roads in the surrounding area are however of a rural nature and any significant development would need to improve access to the settlement including links to nearby towns.

18.4.1 Small scale development of Alderholt would be for approximately 300 new homes.

18.4.2 The second option of significant growth would need to deliver a much enhanced settlement.

18.4.3 This strategic level of growth would require further land outside Dorset and within the New Forest District Council.

The New Forest Local Plan was adopted in May 2020 and allocated a large amount of new housing to Fordingbridge. All allocated areas in that plan are being actively promoted by developers and it is likely that in the next five years Fordingbridge will have a considerable increase in the number of houses within the town.

One of the biggest concerns regarding the NFDC Local Plan in relation to Fordingbridge is the issue of highways infrastructure. Little thought seems to have been given to the impact of the increase on the already crowded state of the roads. Any increase in houses under either proposal in Alderholt will have a further significant adverse impact on the roads in Fordingbridge. The connecting road from Alderholt to Fordingbridge is so narrow to be almost single tracked in places and is used on a daily basis by Alderholt residents to access schools, shops, doctors, the library, the petrol station and Salisbury and Southampton. Further development resulting from either proposal would further impact this road, Ashford Road, Station Road (which is already proposed for further significant development under the NFDC Local Plan) and the road network in the centre of Fordingbridge. Hampshire County Council has already identified that the roundabout in Fordingbridge will be operating beyond its capacity in the future and that is prior to the proposed new developments in Fordingbridge and any further development of Alderholt. Considerable highways improvements would be needed as well as enhancement of school, employment, retail and community facilities in Alderholt to offset the additional burden on the facilities and roads in Fordingbridge. Both the NFDC and draft Dorset Local Plan suggest that Fordingbridge and Alderholt are self-contained, however neither have the necessary employment opportunities or shop and leisure facilities to be self-contained. Consequently, the improvement of roads and other links is imperative.

We can see no justification for any expansion in Alderholt as we understand that the Dorset allocation of new houses can be met by far more suitable locations.

Under either proposal, in addition to considerable enhancement of the highways infrastructure, better cycle and pedestrian links between Alderholt and Fordingbridge would be necessary. In that regard, the positive suggestion we would take from the proposals is contained in 18.4.15 The Alderholt Trailway, “the disused Salisbury to Poole railway line runs to the north of Alderholt and has the potential to be used as a trailway for pedestrians, cyclists and horse riders. This could potentially offer an alternative to car travel to Fordingbridge which is only 3 miles away”.

APPENDIX 2

Fordingbridge Town Council Response to the draft mitigation for recreational impacts on New Forest European Sites Supplementary Planning Document

Fordingbridge Town Council is in agreement with all that the plan outlines as long as it is adhered to.

Many of our local residents will continue to use the forest, but local recreational areas can only be of benefit, especially with the number of residents due to increase so dramatically.

One point is that ‘parking should be provided’ to encourage use of these areas, there hasn’t been much sign of that.

Pathways should be of a suitable surface so they can be used all year round. Again, this is lacking, two examples that spring to mind are the old railway line and linking path to Avon Meade which will have increased use for children walking to school and the foot path at rear of the Whitsbury Road development to the Junior school.

NFDC have also spent money on Sweatford water meadows to encourage use, but already one cannot walk a circuit there without muddy or wet feet, not really fit for purpose.

Developers can provide funds for mitigation if they do not feel they have space on site. If developers do provide funding instead, local councils need to be involved with these discussions at an early stage to ensure the local area gets what is wanted and is not just giving way to larger housing numbers.

Fordingbridge Town Council agrees with all the things that should be considered in A4.2.7

Wider benefits arising from the need to mitigate

2.12 New areas of Alternative Natural Recreational Greenspace

“as well as reducing the need to travel”.

This statement may not be accurate. First-hand experience has shown us that local people drive to the SANG on Whitsbury Road.

2.13 The environmental benefits through the creation and landscaping of the ANRGs on a new development, when also combined with the wider open space provision, will further assist in addressing climate change, water quality and an overall improvement to the ecological value on the site.

This statement may not be accurate. The amount of dogs’ mess left behind may change the nutrient levels in the soil surrounding the river Avon. It is hard to see how an area high in biodiversity can be improved by adding people and dogs.

2.42. Sites to attract dog walkers should provide safe off-road parking, a range of routes, and be in locations perceived to maximise enjoyment of the dog.

This statement was in the earlier SPD and yet no parking provision was made at the Whitsbury Road SANG

Enhancement of existing green spaces as alternative natural recreational greenspace

4.17 Whether provided from land in other uses, or through improving the accessibility and recreational functionality of existing open spaces

The Whitsbury Road SANG has had a detrimental effect on the Fordingbridge Town Council open space next to it. The grass has been destroyed by people walking across it and mobility scooters driving across it. People park in the small lay-by. They have ripped up some of our new hedging to gain access to the SANG.

4.20 Improvements to recreational walking routes as set out in Appendix 3 will involve the following, as appropriate:

Experience tells us that these walking routes will not be improved at the time the ANRG is handed over

Appendix 4

A4.3.2 Each site will be considered on its individual merits but designated nature conservation sites, including Sites of Importance for Nature Conservation (SINCs) sites, are unlikely to be improved by allowing increased human activity through them and will not normally be considered as suitable for ANRG recreational mitigation land.

The original 2018 simply stated **Designated nature conservation sites will not normally be considered as alternative natural green spaces.**

“Each site will be considered on its individual merit“. This seems to suggest that these conservation sites could be considered and it is unclear who would consider the merits.

These sites should not be considered in isolation. The SPD mentions linkage by footpaths. It is hard to see how these sites and maintain a high level of biodiversity if wildlife cannot migrate between these sites and to the open countryside beyond. They need to be connected by a green corridor with trees and planting.

Any plans need to consider the effect these sites have on the area surrounding them. Wildlife that lives in the neighbouring land is disturbed and forced to move away. The human neighbours of these sites have their enjoyment of a quiet open space ruined by the invasion of visitors.

APPENDIX 3

Fordingbridge Town Council Response to the HCC Local Transport Plan Consultation

Clearly the local Plan is going to require a radical change to the public transport requirements for the town. I would suggest that consideration be given to, eventually, either rerouting the existing X3 through site 18, although the existing road layouts within the town centre would make this very difficult, or having a circular town route like the ones running in Ringwood. We should also stress that a direct service to Southampton, possibly via Ringwood, running at peak commuting hours, will become a necessity.

Fordingbridge has a need for appropriate transport to:

- Primary Schools. This might take the form of a Cycle lane
- Secondary Schools
- Further Education (All)
- Further Education Colleges
- Hospitals (All) Including Southampton

- Doctor's Surgeries (GPs)
- Pharmacies
- Dentists
- Employment in particular for young people in retail and hospitality
- Bus Stations
- Train Stations

What form that transport takes may need to differ in some areas such as Bike Hire, Car Hire, Dial a ride. There is certainly a need to expand the present bus service. Access for less able bodied is important but access can be limited by other factors such as a lack of information on the services available. These services, in particular the Dial a ride would support residents in maintaining their independence.

A lack of access to transport has many effects particularly for low income families.

- taking up and keeping employment, potentially restricting career choices
- participating in learning, restricting choice of courses
- accessing health care, leading to poorer health, late diagnosis or late healthcare, as well as costs to the provider of missed appointments
- Locally available healthy food may not be affordable. The cheaper supermarkets do not tend to be serviced by the county's buses. Maybe the supermarket could provide a bus service. Even once a week would help to improve people's choices.

APPENDIX 4

Strategic Sites Update (February 2021)

FORD 1 – Augustus Park, (Land East of Whitsbury Road), Fordingbridge SP6 1NQ
Planning Permission Ref: 17/10150 – 145 dwellings

The boardwalks have been remediated including dealing with any potential trip hazards.

The remedial planting I requested (after a site inspection with our Tree Officer in the Autumn) has gone in. All except the area around the development entrance which is subject to another planning application (at the request of the Planner). Remedial tree planting has been taking place in the Western SANG and the South Eastern SANG.

The bio-retention pond is not working as it should be. The Planner is in discussion with the Developer so a solution can be reached. Once this has been carried out, the headwalls in the pond and the swales in the Eastern SANG will then be remediated.

Other remedial issues are being dealt with by the Developer.

The site is really beginning to take shape.

In Phase 1 two houses are being used by the Sales Team, and all the remaining houses are occupied.

In Phase 2 all houses are occupied.







In Phase 3 three houses are for sale, thirteen houses have been reserved and two have exchanged and twelve are occupied.

In Phase 4 six houses are for sale and nine have been reserved.

FORD1 – Occupation Status – 29th January 2021



Occupation Status

- | | |
|--|---|
|  Not commenced construction |  Reserved |
|  Under construction |  Exchanged |
|  For Sale |  Occupied |