

FORDINGBRIDGE TOWN COUNCIL

Minutes of an extraordinary meeting of the Planning Committee held on Wednesday 24th March 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
Cllr Malcolm Adams, Cllr Paul Anstey, Cllr Pat Earth, Cllr Edward Hale, Cllr Nobby Goldsmith, Cllr Mike Jackson, Cllr Alan Lewendon, Cllr John Moulard, Cllr Brian Perkins, Cllr Pete White and Cllr Anna Wilson

In attendance: Mr Paul Goddard, Town Clerk
Agent for the applicant for 19/10881
Reporter from the Salisbury Journal
35 Members of the Public

1. To receive any apologies for absence

No apologies were received.

2. To receive any Declarations of Interest

No declarations of interest.

3. To receive any matters raised by Members of the Public

No matters raised.

4. To consider new Planning Applications

Application No: 19/10881

Type: Outline Planning Permission

Site: Land at St Johns Farm, Stuckton Road, Fordingbridge SP6 1AR

Description: 20 no. retirement homes; 78no. dwellings; village hall; playground; new access arrangements and associated development (all matters reserved except access)

Applicant: Mr & Mrs Weldon

Cllr Lewendon had nothing to add to his report presented at the meeting of the planning committee on 10th March 2021 but was happy to answer any questions from Cllrs.

The agent for the applicant made representations to the meeting in relation to open spaces, updated plans for highways and footpaths, an update on landscaping, heritage and environmental matters and his views regarding housing need, deliverability and an assessment of the respective impact from development to the east and west of the town. Members of the public raised concerns regarding the level of proposed development in the existing Local Plan, that this application was a countryside application outside the Local Plan, traffic and access issues and the impact on the town's infrastructure. Cllr Wilson proposed approval of the application but there was no second for the proposal. Cllr Jackson proposed and it was seconded by Cllr Goldsmith and therefore **RESOLVED:** to recommend PAR 4 refusal on the grounds it is adding to the amount of housing coming to Fordingbridge under the Local Plan, which will exacerbate the pressures on infrastructure, and it conflicts with the planning policy of the NFDC Local Plan. Nine in favour, one against and two abstentions.

Application No: 21/10052

Type: Outline Planning Permission

Site: Land to West of Whitsbury Road, Fordingbridge

Description: Residential development and change of use of land to Alternative Natural Recreational Greenspace and all other necessary on-site infrastructure (Outline planning application all matters reserved except means of access only in relation to a new point of vehicular access into the site)

Applicant: Pennyfarthing Homes Limited

Cllr Paton presented on the application. Cllrs discussed the following issues: The lack of information and detail regarding the Whitsbury Road access in particular in relation to the bridge; concerns that the roundabout will not connect to the A338 and, if it does, concerns regarding the timing of the construction of that road; concern regarding the ownership certificate and that not all the relevant landowners have been contacted; concerns regarding loss of green space that was provided to make Ford1 acceptable; pollution from traffic in the adjacent play area and how that might be mitigated; that the proposed new road dissects rights of way F79 and F78b and estate road dissects right of way F78a causing loss of amenity; that there is no provision for the Trailway along the old railway line; the number of houses proposed in a currently rural setting; that there may be significant adverse impact on bio-diversity; that there is an increased risk of flooding to existing housing adjacent to the site; that using SINC as ANRG is contrary to the NFDC's policies; concern regarding the proposal for buses to access the town through the new development and proposed roundabout and the buses ensuing route into the town; general concern that the NFDC and particular HCC are unaware of local issues and concern that whilst individual applications in isolation may be able to demonstrate that they address environmental and traffic issues, the cumulative effect of combined applications is not being addressed. Cllr Hale proposed and it was seconded by Cllr Lewendon and therefore RESOLVED to recommend PAR4 refusal of the application (regarding access and the roundabout) as (i) the road from the roundabout does not lead anywhere at the moment and comfort is needed as to what will happen at the other end of the road and (ii) there are other details that need to be agreed regarding cycleways and footpaths before the Town Council can recommend permission for the roundabout and access. All in favour.

Application No: 20/11469

Type: Full Planning Permission

Site: Land at Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge SP6 1NQ

Description: Erection of 63 dwellings, change of use of land for Alternative Natural Recreational Greenspace, new accesses onto Whitsbury Road, and all necessary on-site infrastructure

Applicant: Pennyfarthing Homes

Cllr Anstey presented on the application. Cllrs discussed traffic travelling north being likely to use Fryern Court Road, essentially a single track country road. Cllr Lewendon reported that the developer has advised that residents living within 100m of the site have been contacted as part of a consultation process, however he understands that numerous residents within that area have not been contacted and it was suggested that the consultation has been inadequate. Whilst a traffic plan has been submitted by the developer, comments from Highways were unavailable. Cllrs discussed that whilst in isolation it may be possible to argue the impact of traffic case, cumulatively looking at the overall strategic site in the round it is a very different matter. Cllr Paton said that the access road from the A338 should be built at the beginning of development or at least a site access road. Cllrs discussed the proposed design of the housing. In particular, that it is not in keeping with the rural nature of the site. Front gardens for the property would be more in keeping with other housing in the locale and from a crime perspective there should be a wall around the back of properties. Waste management comments were noted regarding difficulties accessing the site. Cllrs noted that there is no footpath from Puddleslosh Lane to the junction of Whitsbury Road and Fryern Court Road, which is also on a blind bend so would be a dangerous crossing, particularly for children going to school. Cllr Wilson proposed and it was seconded by Cllr Jackson and therefore RESOLVED: to recommend PAR4 refusal on the basis of poor design and poor access. All in favour.

Application No: 21/10307

Type: Screening Opinion (EIA)

Site: Land at Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge SP6 1NQ

Description: Environmental Impact Assessment Screening Request (Screening Opinion)

Applicant: Pennyfarthing Homes Limited

Cllr Anstey presented. Whilst the applicant concluded that an EIA is not required, Natural England advised that further advice be sought to determine whether an EIA is necessary. Cllrs were of the view that rather than being looked at in isolation, it should be considered as part of the wider development of SS17. Cllr Lewendon proposed and it was seconded by Cllr Paton and therefore **RESOLVED:** to ask the NFDC for an EIA to be carried out. All in favour.

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

The Clerk noted that Cllr Jackson had attended the LCWIP workshop.

6. To note the date of the next meeting as Wednesday 14th April 2021

The meeting closed at 8.26pm.