

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 16th June 2021 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

- Present:** Cllr Paton - Chairman
Cllrs Adams, Anstey, Earth, Hale, Goldsmith, Jackson, Lewendon, Perkins
and White
- In attendance:** Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Cllr Annie Bellows (NFDC)
Reporter from the Salisbury Journal
The applicant for planning application 21/10286
3 neighbours of planning application 21/10286
2 neighbours of planning application 21/10786
2 members of the public

1. To receive any apologies for absence

Apologies were received from Cllr Mouland and Cllr Wilson.

2. To receive any Declarations of Interest

Cllr Adams declared an interest in application 21/10286 as the applicant is a trade customer. Cllr Adams said he would remain in the room while these applications were being discussed but not speak or vote.

Cllr Jackson declared an interest in application 21/10286 as he is a friend of the applicant. Cllr Jackson said he would remain in the room while these applications were being discussed but not speak or vote.

3. To confirm the minutes of the meeting held on 12th May 2021 and report any matters arising

Cllr Jackson proposed and it was seconded by Cllr Hale and therefore **RESOLVED:** that the minutes of the meeting held on the 12th May 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.

[Cllr Perkins entered the meeting.]

5. To report any Results on Planning Applications, Appeals, Tree Works Applications & Tree Preservation Orders made

Application 21/10446

SITE: 1 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF
DESCRIPTION: Use of outside area from public house garden to restaurant seating area; timber pergola, paving and lighting (Retrospective)
DECISION: Granted Subject to Conditions

Application 21/10280

SITE: LANSLOWNE HOUSE, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX
DESCRIPTION: Use of second floor of dwelling as bedrooms (Lawful Use Certificate for retaining an existing use or operation)
DECISION: Was Lawful

Application 21/10524

SITE: 61 CHURCH STREET, FORDINGBRIDGE SP6 1BB
DESCRIPTION: Raising of the parapet wall & chimney stack (Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 21/10644

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

Application 21/10294

SITE: LANSLOWNE HOUSE, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX
DESCRIPTION: Use of first floor of detached garage building as annex accommodation (Lawful Use Certificate for retaining an existing use or operation)
DECISION: Was Lawful

Application 20/11260

SITE: 24 PENNYS LANE, FORDINGBRIDGE SP6 1HH
DESCRIPTION: The erection of a detached double garage; single-storey extension; first floor extension
DECISION: Refused

Appeal Decisions

No appeal decisions.

Tree Work Decisions

Case Ref: **CONS/21/0168**
Proposed Works: Alder x 1 Pollard
Ash x 1 Pollard
Site Address: 3 Moxhams, Fordingbridge, SP6 1JE
Decision: Raise No Objections

6. To consider new Planning Applications

21/10286	16 SALISBURY STREET, FORDINGBRIDGE SP6 1AF	Mr Cheal
Use of the outside area from residential garden to cafe seating area and children's play area; 2no. single-storey outbuildings; demolition of existing; decking and fencing; Alteration to route of existing pedestrian right of way from No.12 across site to Salisbury Street		
Cllr Paton reported that this application was considered at last month's Planning Committee meeting and a decision deferred awaiting further information. Cllr Paton reported that Councillors undertook a site visit on 22 nd May and she gave a summary of the letter which has since been received from the agent. Written representations from three neighbours were read to the meeting, objecting to this application. Please see Appendix 1 for the agent's letter and neighbours' objections.		
The applicant responded that the land has commercial rather than residential status, the application would improve Fordingbridge by enhancing the resources the town has and would provide additional employment.		
Two proposals were made:		
<ol style="list-style-type: none"> 1. Cllr Hale proposed and it was seconded by Cllr Paton to recommend PERMISSION under PAR3 as bringing trade into the town needs to be a priority for Fordingbridge Town Council. This motion was not voted on. 2. Cllr Anstey proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend REFUSAL under PAR4. With both the Applicant and Residents making compelling statements regarding the 'for and against' on this application, Fordingbridge Town Council is left in the position that we remain unclear regarding the possible effects of noise, smell and loss of privacy. Further uncertainty exists surrounding the status of the location (garden) as to whether it has residential or commercial status. With these unknown entities and remaining concerns over noise, smell and privacy, we opt to recommend refusal. 4 in favour, 3 against, 1 abstention 		
<i>[The applicant and neighbours of planning application 21/10286 and 2 members of the public left the meeting.]</i>		

21/10786	REDBROOK FARM, BARN OFFICES, RINGWOOD ROAD, FORDINGBRIDGE SP6 2ET	Mr and Mrs Lewis
Use of redundant agricultural barn as office; associated car parking, new access and landscaping		
Cllr Anstey presented this application and reported that Fordingbridge Town Council had recommended refusal for a previous application 20/11403 for the same barn as the application would not be a conversion of an existing building, but a rebuild.		
A neighbour of the site said that he did not wish to relinquish entitlement over the Right of Way. He also had concerns regarding the structural changes to the barn that would be needed and reported that there are currently no floors, walls or ceilings and the RSJs are rotten.		
Cllr Lewendon reported that to convert the barn, whether for residential accommodation or for offices, would need the barn to be completely rebuilt.		
Cllr Lewendon proposed and it was seconded by Cllr White and therefore RESOLVED to recommend REFUSAL under PAR4, as this application is not for a conversion of an existing barn but a newbuild. All in favour.		
<i>[The neighbours of planning application 21/10786 left the meeting.]</i>		

21/10343	23 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mr Baggot
Change of use of part of ground floor from retail to two self-contained flats; fenestration alterations		
Cllr Lewendon presented this application for a change of use of part of the ground floor from retail to two self-contained flats and fenestration alterations.		
Cllr Earth thought the lack of parking provision could cause problems to the town and in particular the High Street. Cllr Paton said that there are few large shop premises remaining in Fordingbridge and the town needs retail space. Cllr Lewendon thought the accommodation to be small and pointed out the lack of privacy due to fish and chip shop customers walking past the windows.		
Cllr Hale proposed and it was seconded by Cllr Earth and therefore RESOLVED to recommend REFUSAL under PAR4, as the lack of parking is an issue and more space needs to be kept for retail. All in favour.		
21/10808	53 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RB	Mr Brown
Single-storey pitched extension and flat roof extension to garage		
<i>[Cllr Goldsmith left the meeting.]</i>		
Cllr Jackson presented this application and reported that it does not overlook the neighbours and there have been no objections.		
Cllr Anstey proposed and it was seconded by Cllr White and therefore RESOLVED to recommend PERMISSION under PAR3, as the extension is small. Fordingbridge Town Council also want to support applications which reduce the number of parked cars on the road to park on private grounds instead. All in favour.		
21/10639	OLD ASHFORD HOUSE, 17 ASHFORD ROAD, FORDINGBRIDGE SP6 1BZ	Mr & Mrs Pelling
Replacement outbuilding		
<i>[Cllr Goldsmith returned to the meeting.]</i>		
Cllr Mouland reported that the application is for a timber clad garage, gym and play area which won't overlook anyone.		
Cllr Earth proposed and it was seconded by Cllr Adams and therefore RESOLVED to recommend PERMISSION under PAR3, as the application won't affect anyone and there have been no objections. All in favour.		
21/10623	6 MIDGHAM FARM COTTAGES, MIDGHAM ROAD, FORDINGBRIDGE SP6 3DA	Mr & Mrs Manston
Removal of condition 1 of planning permission RFR XX 01052 to allow the removal of the agricultural occupancy condition		
Cllr Goldsmith reported that the property has been subject to a sequence of applications regarding the property's use, culminating in an application (19/11586) in 2019 for a Lawful Development Certificate to allow the existing use of the building in breach of the agricultural tie. The application was made on the grounds that the use in breach of the tie began more than ten years prior to the application. The application was turned down by the NFDC. The applicants appealed the decision and, on appeal, it was found that the NFDC's refusal to grant a Lawful Development Certificate was not well founded and the applicants' appeal was successful.		
The appeal decision concluded that the agricultural condition had not been complied with since		

2007, a period in excess of the necessary ten years.

The resulting Lawful Development Certificate does not discharge the condition but provides protection for occupants from enforcement for as long as the current breach continues.

If the property in the future is occupied by someone engaged in agricultural and then a new breach occurs the current Lawful Development Certificate does not apply in relation to the new breach.

Cllr Anstey commented that other District Councils write to occupants every 3 years to ensure compliance with occupancy conditions and it would be better for NFDC to do this rather than to allow 10 years to elapse and then lift the condition.

Cllr Goldsmith proposed and it was seconded by Cllr Adams and therefore **RESOLVED** to recommend PERMISSION under PAR3. All in favour.

21/10718	WELFORD, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR	Ms Hassett - Scottish & Southern Electricity Networks
Increase in load from single phase (low voltage) to three phase (low voltage)		
Cllr Adams reported that the application wasn't clear whether the cable would be routed underground or not. There have been no objections.		
Cllr Hale proposed and it was seconded by Cllr White and therefore RESOLVED to recommend PERMISSION under PAR3 as it is necessary electrical work. All in favour.		

21/10526	BICKTON ASH, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Cecil
Re-build chimney stack and lead trays (Application for Listed Building Consent)		
Cllr Perkins reported that there is an ingress of water and the application is to gently take down the chimney, saving the parts and rebuilding.		
Cllr Adams proposed and it was seconded by Cllr White and therefore RESOLVED to recommend PERMISSION under PAR3. All in favour.		

21/10771	THE BEECHES, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Kelly
Demolish existing rear loggia and replace with new one; reinstate door & porch		
Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend PERMISSION under PAR3 as the application does not impact the residential amenities or area. All in favour.		

21/10842	THE BEECHES, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Kelly
Replacement Outbuilding		
Cllr Earth proposed and it was seconded by Cllr Perkins and therefore RESOLVED to recommend PERMISSION under PAR3 as there is no effect on anyone else and there have been no objections. All in favour.		

21/10834	HURLEY FARM, MARL LANE, SANDLEHEATH SP6 1NY	Mr Melville
Re-cladding existing barn and roof and roller shutter doors; increase stone covered equipment storage area and parking		
This application was sent to Fordingbridge Town Council for comment not as a formal consultee but as a nearby landowner.		
Councillors noted that the latest bat report was published in 2015 and is therefore out of date. They commented that a new bat report needs to be completed before the building is repaired.		

7. To consider new Tree Works Applications

No tree works applications.

8. To consider any Licensing Act 2003 applications

Members considered the following Licensing Act 2003 applications.

Licensing Act 2003 - Variation Premises Licence (S34)

Premises: FORDINGBRIDGE FARM SHOP Fordingbridge Farm Shop, UNIT 2, ARCH FARM INDUSTRIAL ESTATE, WHITSBURY ROAD, FORDINGBRIDGE, SP6 1NQ

Ref: LICPR/20/05132

To add a bar area in a shipping container (currently on site in the Courtyard area) and to extend the hours of the licence for Sales of alcohol from 07:30hrs to 23:00hrs Monday to Saturday and 08:30hrs to 23:00hrs Sunday. Opening hours the same.

Our Ref:	TEN 9249 / LICTE/21/02898 - SH
Date:	11 June 2021
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	04/07/2021 11:00:00 to 04/07/2021 15:00:00
Premise Address:	Game And Wildlife Conservation Trust, Burgate Manor, Salisbury Road, Burgate, Fordingbridge, SP6 1EF
Applicant Details:	Fleur Fillingham
Event Details:	Fair and Gundog Event Sales of alcohol (on) 4th July 2021 11:00hrs to 15:00hrs 350 persons

9. To receive an update on the NFDC planning document

Cllr Jackson gave the following report.

The NFDC action plan will be coordinated by the Neighbourhood Plan Steering Group (NPSG) and report back to the Planning Committee. The NPSG is not a decision making group, but rather is collecting data and making recommendations. The NPSG consists of four councillors (Cllrs Hale, Anstey, Paton and Jackson) supported by the Town Clerk. Four non-councillors also form part of this group and there are several other interested parties looking to add their expertise. Active support is offered from Cllr Heron (HCC) and Cllrs Sevier and Bellows (NFDC).

The NFDC action plan has 14 main sections.

- 1) Fordingbridge Design Statement. Both Cllrs Paton and Wilson have provided comments on this plan and the NPSG will extract the relevant items to report back on.
- 2) Parking. Cllr Goldsmith has offered to look at the Car park and a member of the public has also agreed to help with this.

- 3) Walking & Cycling. Cllr Moulard, Ruth Croker (Ringwood and Fordingbridge Footpath Society) and others are helping with this.
- 4) Green Space. Cllr Wilson could help with this.
- 5) Play Space. Cllr Paton has started on this.
- 6) Sport/Recreation. Cllr Jackson thought that a representative from Burgate School would be a good lead on this.
- 7) Public Realm within the Town Centre. Cllr Wilson has agreed to share her information on this.
- 8) Street Furniture and Street Art. Cllr Wilson has agreed to share her information on this. The NPSG has also been in conversation with representatives from the business community and is hoping for a positive lead.
- 9) Town Health Check. Cllr Paton has offered to help and the business community could also contribute.
- 10) Heritage. No offers for help on this yet.
- 11) Signage. Cllr Wilson has offered to share her information on this.
- 12) Community facilities. Cllrs Hale and Paton are looking at this.
- 13) Local food production. No lead on this yet.
- 14) Communication. Cllr White has indicated an interest in this but it will also involve others.

The NPSG hope to re-start meetings on Tuesday 29th June, in time to report back to the planning meeting on July 14th.

10. To note any items of correspondence

An update on the Fordingbridge strategic housing site developments was given to members.

An update on the Augustus Park development was noted – see Appendix 2.

New Forest District Council have adopted the Mitigation for Recreational Impacts on New Forest European Sites Supplementary Planning Document (SPD) on 5 May 2021.

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

The Clerk reported that the August planning meeting would be held on 18th August (rather than 11th August).

Cllr Lewendon asked for precise details of the location of the parish boundary to the south of Bickton Cross, explaining that on some maps it showed as being in the centre of the road and on others, to one side. This will affect whether CIL funds can be spent on bus shelters on both sides of the road.

Action: Town Clerk to establish exactly where the boundary lies

Cllr Lewendon asked to whom developers may have spoken regarding the size of the new roundabout and whether it would be large enough for buses. Cllr Jackson thought that buses would be routed into the Burgate complex and back out again. Cllr Lewendon reported that if bus routes are to run through new developments, then developers should provide bus shelters.

12. To note the date of the next meeting as Wednesday 14th July 2021

The meeting closed at 8.52pm.

APPENDIX 1
Planning Application 21/10286

Letter from Agent

RE: 21/10286 - 16 Salisbury Street, Fordingbridge, Hampshire SP6 1AF

Further to the comments received from Fordingbridge Town Council dated 14th May 2021 and following their recent site visit dated 22nd May 2021 and NFDC Environmental Health Officer comments dated 17th May 2021, regarding the above application, please see the following further information.

GROUND LEVELS / PRIVACY / BOUNDARY TREATMENTS

Members have asked for detailed information on the height of the decking, how high it is above the flood wall and above the neighbouring communal garden. There is also concern about the loss of privacy to the neighbours due to overlooking of the communal garden and the view into the neighbouring properties. I have prepared the attached boundary elevation drawing 008 which shows the levels prior to work commencing and drawing 009 shows the levels as existing. Two spot levels, within the application site, have also been noted on the site plan drawing 003D.

However, to try and reduce the impact of the application further I have also attached further boundary elevation drawing 013 which shows planting to the front of the existing lattice fence.

Proposed drawings 013 also aim to address the concerns raised by the NFDC Environmental Health Officer with regards to noise reduction. We had originally considered increasing the height of the existing brick wall however this wall is not suitable for alteration being single skin and not in great condition.

We also note the need for a sympathetic boundary treatment within the Fordingbridge Conservation Area and are conscious of the impact the timber fencing may have within the Conservation Area, with the boundary being visible from the bridge. Therefore we propose a planting scheme of laurel bushes along part of the boundary. This will require a run of paving slabs to be removed to enable planting and please see site plan drawing 003D. Not only will the planting obscure the fence but would also aid the noise reduction further.

In addition we are proposing to remove the decking steps nearest to the boundary with The Shambles and replace the existing 1.2m high lattice fencing, which runs perpendicular with the boundary, with a 1.8m high lattice fence with planting, please see site plan drawing 003D. This would reduce any overlooking or impact on the neighbours at The Shambles.

Agent's letter continued on next page....

Letter from Agent cont.

OUTBUILDING 2

Kitchen

FTC have raised concerns about outbuilding 2 (as noted on drawing 003D) being used for kitchen and wc facilities and the noise and odours this would produce. The applicant would like to use this space to provide additional catering facilities in connection with Bubbles however this kitchenette would only have desktop appliances rather than a commercial kitchen with extraction and therefore there would be minimal noise and odours. The NFDC EHO has suggested that 'low key' food preparation (eg. Sandwiches, warming food in a microwave etc.) would not require any specific measures to control odours.

The NFDC EHO has suggested a planning condition attached to the type of cooking that could be undertaken, this is something to which the applicant would have no objection.

WC

I understand from the applicant that the demolished outbuilding contained wc facilities and that the wc within outbuilding 1 has utilised, where possible, the existing plumbing.

A/C unit

Please find attached details regarding the A/C unit located on the south-west elevation of outbuilding 2.

PLAY AREA

NFDC EHO has raised concerns regarding the location of the play area and the noise this will create so close to the neighbouring residential balcony in particular. Following consideration by the applicant we wish to remove the 'play area' from the application, please see site plan drawing 003D. The applicant is going to lock this section off from public use and use as outside storage space.

The planning conditions suggested by NFDC EHO regarding hours of use and perhaps a temporary permission in order to evaluate the level of impact upon the locality are matter to which the applicant would have no objection.

Neighbour Statement 1

"I want to reiterate my objection to the planning permission being sought.

"My property currently has a peaceful garden and I share the beautiful communal garden by the river with the other residents of The Shambles. However, I'm sure you saw the impact that this development would have on the neighbouring properties and gardens during your site visit.

"-Firstly, the noise that this development would create would be far beyond any current noise levels, regardless of any planting of laurel bushes. It has seating for over 100 people and the Environmental Health Officer also commented on this.

"-Secondly, the visual intrusion from the development has not been properly addressed in the new application. The planting that has been suggested would only impair some of the view into my private garden and property – not all of it. There has been no consideration

made to members of the public overlooking my wall or the fact that there is a direct line of sight into my kitchen and living room windows from the lower seating area, giving me no privacy.

“-The suggested planting also does not improve the intrusion into the communal garden at all as the boundary between the decking and our garden has not been altered. Here there is currently a trellis fence which you can see through and an even lower metal fence that has a direct line of sight down into our garden. Not enough consideration has been given to this intrusion, made even worse by the height of the decking, and the impact that these lines of sight will have on neighbours.

“-We also cannot overlook the fact that the land use surrounding the property is purely residential and allowing a business to pop up in the middle of flats, houses and gardens is completely out of character. As I mentioned before, many neighbours now work from home so the proposed working hours would have an enormous impact on them. There are objections to this application from neighbours on both sides all reference the impact that this development would have on noise, visual intrusion and privacy.

“I also have a query to raise that I'd like councillors to address:

“I see that the applicant has removed the play area from the application, rather than actually removing it from the site as suggested by Environmental Health. If and when this is used, what will the process and repercussions be?”

Neighbour Statement 2

“I again write to formally object to the proposed change of use to the residential land to the rear of 16 Salisbury Street.

“Further to the proposed mitigating amendments' to the original plan I am dissatisfied that these steps are sufficient to properly address the legitimate & significant issues raised in previous objections.

“A significant main concern of mine is the re-purposing of the passageway between my property & No16. This is currently a private residential passageway used by neighbours. It is of brick construction, within which sound carries readily & echoes around my courtyard, I can hear 'word-for-word' the rare conversations held in that area from within my property. My, bedroom, home office & kitchen windows are all subject to the acoustics of this passageway. To open this up to a flow of public would significantly raise the noise intrusion into my property & that of my neighbours. It is inappropriately sited as an access point extending behind 3 further properties. I strongly object to this passageway being re-purposed as a public access to the proposed commercial garden. Nothing has been considered to avoid this impact on residents, I propose an alternative access point from within the cafe if this is to be approved.

“In reference to noise, it has been suggested that noise intrusion is to be expected if residing on a high street. Counsellors visiting the site will have noted how quiet the garden area is especially when compared to the high street. Hourly sound readings taken yesterday from both the high street & from the riverside at 20 Salisbury Street show the high street readings ranged between 80-88dBa, while the riverside read between 28-42dBA. Full decibel readings will be submitted separately.

“The proposed planting of laurels raises a number of further questions;

“- To Plant or to erect anything close the height that would be required in order to prevent the visual intrusion into to our garden, would in itself be hugely visually intrusive. This is a

well-used & valued personal space, any structure of this height would cast our garden into darkness, blocking sunlight throughout the day.

“- This measure is intended to prevent a visual intrusion of privacy, it does not serve to counteract the inevitable noise from the seating area for around 100 members of the public. 21/JBEN

“- This measure is only proposed along a stretch of the wall & no measures are suggested to counteract the visual intrusion towards the riverbank where the decking stands 1.7m above the height of our neighbouring garden (see images from past submissions) I am astounded that this decking is even open for discussion, it provides a direct line of sight, from a raised height into our garden. As it stands, it is absolutely unacceptable to me, even entertaining the idea of welcoming in the public is baffling. I propose that the entire decking area be removed if this plan is approved.

“- I understand laurels to be an invasive species with an extensive root network, they are considered inappropriate to be planted close to walls & buildings, this would have a damaging impact on the strength of the boundary wall. Additionally they spread rapidly, carried by birds & their droppings. This is not appropriate to the surrounding structure of the wall or indeed to the flood defence wall, furthermore it certainly doesn't seem an appropriate addition to a conservation area from a wildlife perspective.

“- The proposed planting alongside the boundary with 20 Salisbury Street offers no privacy to the residents in Riverside court. No measures have been proposed to mitigate the privacy or the inevitable noise intrusion on this side. These residents were also not properly notified of the plans & the direct impact it would have upon them.

“- The recent report submitted by the Environment Officer stated directly that this proposal would significantly & detrimentally alter the soundscape of the site. These proposals do not offer any mitigation against that assertion.

“Finally & to me, the core of the issue; This proposal is completely out of line with ALL of the surrounding land use which is exclusively residential!

“Concerns have been raised that the high street is becoming too residential. It is important to note that this not an objection aiming to close or prevent a new business, simply to prevent a business from intrusively expanding into & impacting upon a residential space .

“Even with the addition of the latest proposed measures, the loss of privacy, visual & noise intrusion & created by approving this proposal must be taken into consideration.”

The applicant reported that the land has always been commercial land in a commercial area and this has not changed. He said that the outdoor area would only be open to customers during summer daytimes and while he appreciated that more people were currently working from home due to Covid, no one would be in the outdoor area during the evenings or at sleeping times. He also reported that people could see into the residents' shared garden from Caxton Décor on the other side. The applicant wanted to improve Fordingbridge using the resources available in the town and provide employment for an additional three or four people to staff the outdoor area. He reported that this application would support other local businesses such as the butchers.

Neighbour Statement 3

“I am representing residents of Riverside Place who directly face the garden at 16 Salisbury St and also those at The Shambles who did not receive notice of any application to develop the garden area at 16 Salisbury Street. I am at a disadvantage for, as the owner of that property had removed the green notice on his shop, we had assumed a new application was not going ahead. We only learnt there was a meeting to discuss the new application 2 days before and the meeting was the first time I had seen the new plan. I objected to the plan as the owner had developed the site without first obtaining change of use to a business, as evidenced by his sign on the large kitchen building that the “company” would not be responsible for any accident or injury; he then did not get permission to put a building on the site; he did not send a plan and get permission for what he intended to build; and he then did not seek confirmation of compliance with building regulations.

“All of the owners surrounding this site were told on purchase of their properties that this was a residential preservation area so were very surprised when this garden site was developed but thought it was for the owner, not as a business venture. We hope the new application will not be approved.”

APPENDIX 2
Strategic Sites Update (June 2021)

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

The area around the bio-retention pond looked as if it had been re-profiled, but the liner in the bottom did not look as if it had been remediated yet. We have since been informed that this has now been carried out. I will inspect this on my next site visit.

The POS (Public Open Space) including the swale in the linear SANG, North of the play area has been re-profiled and seeded. This area looks much better.

There are further landscaping works to be carried out.

The headwalls in the swale have been brick-faced.

We are continuing to liaise with the Developer to ensure a suitable maintenance access to the Western SANG for the maintenance mower etc. is constructed.

Plots 119-121 are at ground floor level. Plots 122-123 and Plots 129 and 130 have their foundations in.

Plots 124-128 are at first floor level.

Plots 131-145 are at external and internal stages with hard landscaping due to go in.

All remaining houses in the development are completed.

In Phase 1 two houses are being used by the Sales Team and are not for sale at present.

All the remaining houses are occupied.

In Phase 2 all houses are occupied.

In Phase 3 four houses have been reserved and three have exchanged. The rest are occupied.




In Phase 4 seven houses are for sale. All the rest have been reserved. These are all pending construction.




Regular monitoring of this site by the Site Monitoring Officer will continue in the short, medium and long term.

FORD1 – Occupation Status – 25th May 2021



Occupation Status

-  Not commenced construction
-  Under construction
-  For Sale

-  Reserved
-  Exchanged
-  Occupied/Completed