



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

**08/17**

**Present;** Cllr Adrian Hibberd (Chairman)  
Cllr John Simcock  
Cllr Kate Murton  
Cllr Gina Logan (Substitute member)  
Clerk; Mrs Maria Humby  
Assistant Clerk; Mrs Kerry Brooker

**Apologies;** Cllr David Tooke  
53 members of the public

**09/17**

**Welcome from the Chairman and housekeeping**

The Chairman explained the fire procedures for exiting the building. He also advised that the last application on the agenda – application no 3/17/0348/FUL Montana, 4 Hillbury Rd would now be discussed at the Planning Committee Meeting on Monday 3<sup>rd</sup> April.

**10/17**

**Declarations of Interest**

Cllr Hibberd declared a *personal interest only* with regards to application 3/17/0596/OUT of which he would give a statement about when the application was discussed

**11/17**

**New Planning Applications for Consultation**

**As statutory consultee, members agreed to the following responses in respect of planning applications received for Alderholt; (Parish Council comments in bold)**

**Application No: 3/17/0596/OUT**

Location: Land North of Ringwood Road Alderholt SP6 3HZ

Proposal: Resubmission of application 3/16/1446/OUT for outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 48 dwellings (including up to 50% affordable housing), introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, primary vehicular access off Ringwood Road, pedestrian access off Broomfield Drive and associated ancillary works. All matters to be reserved, with the exception of the site access points.

Case officer; Robert Brigden

Reporting Parish Cllr; Cllr Gina Logan

Cllr Hibberd gave the following statement;

As Chairman of Alderholt Parish Council Planning Committee and in the interests of transparency, I would like to declare that I know the landowner of this development. However, I have no pecuniary (financial) interest in this application, and as such under the Parish Council Code of Conduct, I will take part in the meeting and vote. I will not however, be leading the application report.

Chairman's Signature;  
Date;



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

Due to the importance of this large planning application, the Parish Council Planning Committee has therefore requested that the Chairman of the Parish Council, Cllr Gina Logan lead the report.

The format for dealing with this application, will be the same as for any other application dealt with at Parish Council Planning Committee meetings;

Cllr Logan will give a report

Cllrs will be asked to add comments

Members of the public will then be given the opportunity to add any ADDITIONAL comments over and above what has already been raised.

Cllrs will be asked to vote on the comment they wish to submit to the local planning authority.

I will now hand over to Cllr Logan

Cllr Logan then proceeded to read out a detailed report highlighting issues with the application linking them to relevant planning policies.

Members of the public were invited to comment on any additional items either supporting or objecting to the application. Many issues were raised and discussed. A lot of the issues were reiterated by many people, some points were not relevant to the planning application at this stage and generally it was agreed that most points had already been covered within the report. However, there were also some new issues raised for Cllrs to consider.

The Chairman closed the discussion, thanking residents for their input. **He then proceeded to put a vote to Cllrs at which the following was unanimously agreed;**

**Objection on the planning grounds raised in the Committee report with the addition of any new comments raised by members of the public that are deemed to be relevant in planning terms to be added to the report before submitting to EDDC.**

Comments need only be reported to Committee if the Officer's recommendation is at variance to the above.

**Final Comments to be submitted detailed below;**

**Objection as the application is contrary to the following planning policies;**

- **Local Plan Policy A1, DES11**
- **Core Strategy Objective 6**
- **Core Strategy Policies HE2, ME1 and ME2 and NPPF7**

**For the following reasons;**

It should be noted that the site plan supplied is that for the previous application 3/16/1446 and shows no changes to the provision of green infrastructure although this application is for 48 dwellings as opposed to 60. The illustrative masterplan showing a housing layout is on page 44 of the Design & Access Statement.

**East Dorset Core Strategy and Local Plan Policies**

Chairman's Signature;

Date;



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

- The site is outside the village envelope and Policy A1 is still the primary policy to be referred to regarding Alderholt, so any development on the site would be contrary to this. The siting of 48 dwellings on the very edge of the village would be out of keeping as the residential properties are generally well spaced as the street scene flows from the village to the rural environment, and would result in harm to the open character of the countryside and is therefore contrary to Policy HE2 of the Core Strategy and policy DES11 of the Local Plan.
- No excuse for greenfield development as LA is undergoing a Local Plan review, there's adequate housing land supply elsewhere in the district so don't require housing in the countryside outside defined village envelopes. There should be a proper planning process for growth in Alderholt using the forthcoming Local Plan Review rather than an adhoc planning application with inconsistent information. 5 year Housing Land Supply 2015-2020 Document has detailed enough housing stock without increasing development outside the village envelope in Alderholt.
- Understand that the property Hawthorns is an agricultural tied property.

**Christchurch & East Dorset Local Plan – Part 1 Core Strategy adopted April 2014**

- The application is contrary to Objective 6 which states that:  
*Development will be located in the most accessible locations, focused on prime transport corridors and town centres. New development will be located either close to existing facilities, or where good transport links exist to such facilities.*
- Although Alderholt may be relatively close to Fordingbridge, Hampshire (2.5 miles) good transport links don't exist. Public transport is limited to one bus the 97 which has a very limited service. There's a lack of safe walking and cycle routes to Fordingbridge.

**Sustainability**

The proposed development does not meet the roles of NPPF7 and is unsustainable as the infrastructure of the village is poor.

Note that there may well be an issue regarding the existing sewerage system (Broomfield Drive experienced problems last winter) being able to cope with any additional capacity.

Pg 21 of the Travel Plan (TP) mentions the 97 bus but this only runs Monday to Friday with the last bus from Fordingbridge leaving at 16.20. Thus no evening or weekend services. Transport by car is essential – so no reduction in the carbon footprint.

No Dr's surgery – only a very unpredictable outreach facility dependent on Dr's work schedule and availability.

No secondary school

It is unlikely that the development will lead to increased employment in Alderholt; Increased development does not necessarily lead to increased infrastructure; 25 years ago, Alderholt had a wide range of facilities including large surplus store, public house, post office, petrol station, 2 part time doctors surgeries, a vets, restaurant, 4 independent village shops plus hairdresser shop, butcher shop, estate agent shop, volunteer car service and much more. Housing has increased in Alderholt but these facilities have



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

deteriorated to now only having the local pub, a Co op store, a small second hand baby shop and one outreach Doctors surgery operating irregularly for a maximum of only 2 hours a week.

Very little chance of full time employment in the village therefore necessitating more daily traffic flow out of the village and then back again.

**Transport Assessment:-**

The site is on Ringwood road which beyond Earlswood is a rural country lane of inconsistent width - the maximum possibly being 4.5m wide along the site frontage with a 40mph The 60mph is 300m to east of site entrance.

The riding school/stables are opposite the site, and they cater for children with special needs who are vulnerable already and it is already difficult dealing with the volume of traffic along Ringwood Road without any increase from the proposed development. Horses and vehicles on rural roads is not a safe mix.

The lane has no footway and no street lighting and is the shortest way to walk to the co-op and centre of the village therefore all pedestrians and cyclists are in danger when using this unlit narrow road.

The Transport Assessment at 5.3.3 states there are limited cycle facilities in the area, but both the Travel Assessment and Travel Plan also suggest that cycling in this rural location is acceptable and safe but we would disagree due to volume of traffic and its speed along twisting and turning rural lanes.

The 4 access roads into and out of the village Daggons Road, Harbridge Drove, Fordingbridge Road and Sandleheath Road are all narrow twisting lanes unsuitable for increased traffic, and they don't provide safe walking or cycle routes. This is backed up by the statement in the East Dorset Local Plan Adopted January 2002 for Alderholt which states:

*The immediate area is poorly served by roads. There are no class A roads anywhere near the village. The village currently relies on the recently designated B3078 to connect with Cranborne to the west and Fordingbridge to the north east. C class roads which also serve a number of gravel workings, provide connections to the Ringwood to the south.*

The Indicative plan showing access includes a separate pedestrian /cycle route via Broomfield Drive – but this will not be used except for accessing the school!

It must be ensured that the Broomfield Drive access doesn't become a full vehicular access to the site as this is a narrow winding cul de sac serving 45 properties.

The other proposed pedestrian access onto the recreation ground is onto privately owned land with public access.

It is unacceptable to use traffic data and information from all over the country (eg urban areas on the edges of cities such as Norwich) that is inappropriate and irrelevant to



## **Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

Alderholt as an indication of additional vehicle movements. For 48 dwellings one would expect to have 192 vehicle movements per day ie 2 cars per dwelling with 2 daily trips, as car ownership here is high, reflecting the lack of public transport, lack of employment opportunities, the high proportion of part-time workers and the wealth of the population. This is evidenced in the Alderholt profile on Dorset for you, where for 2011 only 5.7% of households have no car and 63% have two cars or more.

The traffic data used doesn't reflect that within the last month there have been serious traffic accidents at the intersection of Ringwood Road and Harbridge Drive involving cars and a motor cycle, and also further south along Harbridge Drive at Harbridge Court where a large lorry overturned (Police called to both incidents).

It should also be noted that there is an ever increasing volume of traffic throughout the village by way of delivery vehicles of all shapes and sizes as a result of increased online shopping.

### **Travel Plan**

Table 5.2 on pg 18 of the Travel Plan shows the walking distances using pedestrian route via Broomfield Drive as acceptable except for accessing the Vets, Wolvercroft, Pub, St James and auto garage. But local knowledge and human nature suggests the shortest route down Ringwood Road will be the one favoured by pedestrians and cyclists.

In the Travel Plan and Travel Assessment they are trying to promote Community Transport ie Verwood car service – but we've found it doesn't extend this far in practice when researching the Fordingbridge 2 Bridges Care Group voluntary car service. Regarding Cranborne believe few patients are registered with this practice for voluntary car support. Understand many residents are registered with Fordingbridge surgery and the 2 Bridges Care Group are strapped for volunteer drivers!

At 5.4.10 in the Travel Assessment the developer wishes to make a contribution to towards community transport – but how much and for how long – money only of so much use when its volunteers that are lacking!

On pg 25 of the Travel Plan Developer suggests that car trips can be reduced by 5 to 10% by promoting other forms of transport in this location – bus, walking, community transport, lift sharing. Believe in this area without a car residents become isolated, and retirees move out, so very unlikely to achieve any reduction in person/vehicle trips.

Hampshire - What about the overall impact on our neighbour Hampshire not only at Fordingbridge but also Ringwood with increased traffic due to the sites they are expecting to develop. The Fordingbridge sites suggest 380 dwellings which is likely to create at least 760 additional daily vehicle movements through Fordingbridge!

### **Heathland Mitigation**

- There has been no provision for a SANG in the application.

The Planning and Affordable Housing Statement dated February 2017 states at 3.5.12

Chairman's Signature;  
Date;



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

*“Due to the size of the application site, quantum of development (net 47 homes), and the combination of mitigation measures and developer contributions proposed, bespoke on-site SANG provision is not considered to be feasible or necessary as an essential part of the avoidance and mitigation strategy in this instance.*

The Christchurch and East Dorset Local Plan on page 150 under Suitable Alternative Natural Greenspace SANGs states:

*The provision of SANGs is one of the key tools in mitigating the adverse impacts of development on the Dorset Heath. Once SANGS are secured they need to be retained in perpetuity unless alternative sites offering the same degree of protection and benefit can be delivered. For large sites of approximately 50 dwellings and above it will be expected that the provision of SANGs will form part of the infrastructure of that site particularly where new neighbourhoods or greenfield sites are proposed.*

Also, Policy ME2 states that the Council’s Core Strategy and Site Specific Allocations Development Plan Document will sit alongside the Dorset Heathlands Planning Framework Supplementary Planning Document in identifying SANGs provision.

The adopted Dorset Heathlands Planning Framework 2015-2020 reiterates the “approximately 50 or more dwellings” statement contained in the Local Plan.

The Application site is in close proximity to Cranborne Common, which is part of the Protected Dorset Heathland.

Item 26 of the Applicant’s Avoidance and Mitigation Strategy to avoid potential adverse effects on Dorset Heathlands states:

*Given that the development site is not physically able to accommodate the scale or space required to deliver a functional SANG, and that the development proposals are for a maximum of 48 new residential dwelling (net 47 dwellings), it is considered that the site would more appropriately fall within the definition outlined in paragraph 5.5 of the Dorset Heathlands SP.*

This reference to 5.5 of the SPD looks to align the proposal with the following sentence within the SPD:

*Within the built up area brownfield sites are unlikely to be able to accommodate the scale of space required for a SANG and would therefore make a contribution through either a S106 or CIL payment.*

It is our view that the Application site should not be portrayed as equivalent to a brownfield site in an urban area, as although it has an existing dwelling, much of its area and use has been as paddocks, and it is a rural location.



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

The provision of 48 new dwellings would come within the definition of “large sites of approximately 50 dwellings” and the physical constraints of this site rendering it incapable of delivering a SANG must mean that this application is not Policy compliant.

**Ecology of the area**

Lack of a Biodiversity Mitigation Statement, referred to in 4.6.6 of the Planning & Affordable Housing Statement, so claims regarding the biodiversity are not evidence based.

The Bat survey shows 8 species of bat including the Greater Horseshoe and the Barbastelle which are Annex 11 species that use the area for foraging and the resulting development would therefore have an adverse impact and result in a loss of approximately 3.0 hectares of grassland/foraging habitat.

Local knowledge informs us of owls being present on the site, and a resident has photographic evidence of Red Kites in the actual field in 2016. A neighbouring garden has smooth snakes, grass snakes and lizards.

**Flood risk – Surface Water Management**

Local knowledge informs us that the site is liable to surface water flooding during the winter – leading to standing water. The gardens in Broomfield Drive regularly flood.

**Affordable housing**

In this unsustainable situation and without having made provision for a SANG the developer is very unlikely to meet the statement of 50% affordable housing and the nearest up to figure will be 35% as stated on page 23 of the Planning and Affordable Housing Statement. The developer’s statement is unclear / inconsistent regarding its position on provision of affordable housing and with the new viability testing there is no guarantee of this provision being provided for in his development.

**Gladman Statement of Community Involvement**

This advises that they have met the criteria of the NPPF and EDDC’s statement of community involvement, and is the same statement as that issued with the previous application 3/16/1446. The developer has not undertaken any further consultation.

However:

- In 2.1.2 A letter was sent to the Parish Council to discuss this application confidentially and when this was declined by members but with an invitation made to extend this to a public meeting, the offer was declined by Gladman.
- The community consultation did not include the whole village despite the impact this development will have on all residents
- The Parish Council don’t consider the consultation undertaken by the developer was adequate, as it was inconsistent in its spread and didn’t involve enough residents in Alderholt, as such a large development will impact on the whole village.

At 8.00pm the meeting was suspended to allow members to move to the Committee Room in order to use the IT facilities for the subsequent applications. The meeting reconvened at 8.05pm.

Chairman’s Signature;  
Date;



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

0 members of the public were present.

**12/17**

**Minutes of the Previous Planning Committee Meeting and any matters arising.**

**Resolved;** the minutes of the Planning meeting of 27<sup>th</sup> February 2017 were confirmed as a correct record and signed by the Chairman, Cllr Hibberd.

**13/17 Continuation of New Planning Applications for Consultation**

**Application No: 3/17/0061/FUL**

Location: Drove End Farm, Hillbury Road, Alderholt, Fordingbridge, SP6 3DD  
Proposal: Conversion of redundant farm buildings into a Live/Work unit. (Mixed Use - B1 General Office or Light Industrial and C3 Residential Dwellinghouse.)  
Case officer; Gareth Kitching  
Reporting Parish Cllr; Cllr David Tooke

**No Objection but the following concerns to be noted. There is a bat loft in the adjacent existing house, therefore we want to ensure that the protection continues for this new application, particularly with regards to noise limitation and light pollution so that there is no adverse impact on the bat population**

**Application No: 3/17/0353/HOU**

Location: 26 Hayters Way, Alderholt, Fordingbridge, SP6 3AX  
Proposal: Raise the ridge height with the formation of a rear dormer to create living accommodation on the first floor with front & side extensions.  
Case officer; Robert Brigden  
Reporting Parish Cllr; Cllr Adrian Hibberd

**No Objection**

**14/17**

**Planning Decisions and Notices from EDDC**

The following decisions and notices were **noted** by members;

**Decisions** None

**Notices**

**Application No: 3/17/0566/PNAGD**

Location: Park Farm, Alderholt Park, Alderholt Park - Access Road, Alderholt, Fordingbridge, Dorset, SP6 3EH  
Proposal: Conversion of existing barns to form two dwellings and associated parking.  
Case officer; Elizabeth Adams

**No PC consultation required unless information to suggest that the building are not or were not last in agricultural use.**

**It is Cllr Hibberd's understanding that to convert farm buildings into residential dwellings the land had to be used for agricultural purposes prior to 2013. It is Cllr Hibberd's belief that this land has not been in agricultural use prior to 2013 but it**

Chairman's Signature;  
Date;



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

is acknowledged that it has instead been used for equestrian activities for a considerable number of years. It is requested that this comment be submitted to the Case Officer

**Application No: 3/17/0355/CLE**

Location: Drove End Cottage Cripplestyle - Hare Lane To Drove End And Moor End - Access Alderholt Dorset SP6 3DU

Proposal: Retrospective planning for 2 mobile homes

**No PC consultation required unless evidence is available to demonstrate that the claimed use or development has existed, or not existed, continuously for a period of 4 or 10 years.**

**No Comment to make.**

**Application No: 3/16/1454/FUL**

Location: 14 Camel Green Road, Alderholt, Fordingbridge, Dorset, SP6 3AN

Proposal: Demolition of existing bungalow and garage; erection of 2 detached houses with integral garages

**Notification received of application being considered by EDDC Planning Committee. No Councillor was able to attend so permission was granted for a written submission from Planning Chairman, Cllr Hibberd. Details on file.**

### **TPO's**

**AL/5 - 3 Down Lodge Close, Alderholt, SP6 3JA**

*Tree Preservation Order granted as specified on the submitted order.*

### **Consultations**

**Community Infrastructure Levy, Draft Regulation 123 List Consultation 23<sup>rd</sup> February – 23<sup>rd</sup> March 2017**

Amendments have been made to the Councils' Regulation 123 list with regard to the Heathland Mitigation, Transport and Education infrastructure categories. These changes have been made in order to provide clarification within these infrastructure categories for where CIL and S106 monies can be used including infrastructure that may be secured through S106 / S278 for sites not paying CIL. A full explanation of the proposed changes is included within the consultation document. The 123 list consultation document is available on the Councils' website <https://www.dorsetforyou.gov.uk/407160>, and at the Civic Offices, Christchurch, BH231AZ and at Allenvue House, Wimborne BH211AS. Comments on the draft 123 list must be made by the 23<sup>rd</sup> March 2017. **At the February meeting, Cllrs were requested to submit any comments to the Planning Chair, Cllr Adrian Hibberd prior to the next Planning Committee meeting on March 20<sup>th</sup>. No responses were received therefore no comment to be made.**

**Bournemouth, Dorset and Poole Draft Waste Plan – Waste Site Options in Blandford and Purbeck Town and Country Planning (Local Planning) (England) Regulations 2012**

A consultation is being held on the above for a six week period, ending at 5pm on 5 April 2017. The document, entitled Waste Site Options in Blandford and Purbeck, contains three additional waste site options that are being considered as part of the preparation of the Bournemouth, Dorset and Poole Waste Plan. The consultation



**Minutes of the Meeting of Alderholt Parish Council Planning Committee held in the Committee Rooms, Alderholt Village Hall Station Road, Alderholt at 7.00pm on Monday 20<sup>th</sup> March 2017**

document is available to view and comment on online, at:

[http://consult.dorsetforyou.com/portal/waste\\_site\\_options](http://consult.dorsetforyou.com/portal/waste_site_options)

Further information, including site assessments, is available on at

[www.dorsetforyou.com/waste-plan](http://www.dorsetforyou.com/waste-plan)

**At the February meeting, Cllrs were requested to submit any comments to the Planning Chair, Cllr Adrian Hibberd prior to the next Planning Committee meeting on March 20<sup>th</sup>. No responses were received therefore no comment to be made.**

**15/17**

**Correspondence**

**Application No: 3/17/0353/HOU – Land North of Ringwood Rd**

**Appeal Ref: APP/U1240/W/17/3169111**

Councillors acknowledge receipt of a Notification of Appeal to the Secretary of State (APP/U1240/W/17/3169111) on 20<sup>th</sup> March 2017. This will appear on the Planning Committee agenda on Monday 3<sup>rd</sup> April 2017. Deadline for comments is **17<sup>th</sup> April 2017**.

Meeting closed at 8.30pm