

## MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 3<sup>rd</sup> May 2024 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Philip Day (Chairman)  
Cllr Luke Dadford  
Cllr Gareth DeBoos  
Cllr Mary DeBoos  
Cllr Janet Georgiou  
Cllr Peter Kelleher (*from 10:04am*)  
Cllr James Swyer

IN ATTENDANCE: Mrs Jo Hurd, Deputy Town Clerk  
Nicola Vodden, Office Manager

ABSENT: Cllr Glenys Turner (Vice Chairman)  
Cllr Andy Briers  
Cllr Rae Frederick  
Cllr Ingrid De Bruyn  
Cllr Becci Windsor

### **P/6284**

#### **PUBLIC PARTICIPATION**

No members of the public were present.

### **P/6285**

#### **APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllrs Frederick and Turner.

### **P/6286**

#### **DECLARATIONS OF INTEREST**

There were none.

### **P/6287**

#### **MINUTES OF PREVIOUS MEETING**

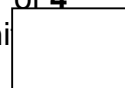
**RESOLVED:** That the minutes of the meeting held on 5<sup>th</sup> April 2024, having been circulated, be approved and signed as a correct record.

*It was agreed that agenda item 5 – Planning application – Moortown Lane be postponed to later in the meeting.*

### **P/6288**

#### **PLANNING APPLICATIONS**

**RESOLVED:** That the observations summarised in *Annex A* be submitted and decision made under delegated powers be noted.



**P/6289**

**RINGWOOD NEIGHBOURHOOD PLAN (RNP)**

RNP went before NFDC's Cabinet on 1<sup>st</sup> May 2024 and all those present were positive about the plan and agreed to recommend to Council to agree the Examiner's recommended modifications and to make arrangements to proceed to referendum.

One District Councillor requested collaboration between NFDC and NFNPA on a local list of heritage assets and it was agreed this could be looked at as part of the Local Plan review. Ringwood is in a good place in regard to this, due to the work already done on the local listing policy, which was removed from RNP.

The Chairman wished to publicly congratulate all those involved in getting RNP to this stage. It was likely that the referendum would take place in July.

**RESOLVED:** That the update on RNP be noted.

**P/6290**

**STRATEGIC SITES**

Land off Crow Lane / Crow Arch Lane (Beaumont Park)

There was no update to report.

Land north of Hightown Road (21/10042)

There was no update to report.

Land off Moortown Lane (21/11723 and 23/10707)

Amended plans were considered later in the meeting (*P/6294 refers*).

2 Market Place (23/11255)

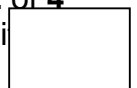
The Deputy Town Clerk had met with the developer. Plans had been amended to address concerns raised and will be submitted this week. NFDC would consult on the amended plans which include a reduction in bulk to the rear (due to reorientation of rear element and reduction in roof height), improved landscaping, addition of one additional unit of accommodation in place of first floor commercial space (due to feedback from potential occupants).

It was noted that 24/10050 had been refused due to proximity to neighbouring property, lack of amenity and substandard living due to size. Amended plans will be submitted shortly to address these issues.

The Committee welcomed the approach taken by the developer to consult with the Council on these applications.

Land at Snails Lane

It was reported that there had been a delay in the submission of the application and this was now expected in early June.



**RESOLVED:** That the update on Strategic Sites be noted.

**P/6291  
FLOOD WARDEN REPORT**

Members received Cllr Kelleher's report (*Annex B*) following an invitation from Forestry England to learn how the mires in the New Forest National Park work to act as natural flood defences. In order to reduce flash flooding, it will be necessary to expand the mires and introduce 'leaky dams', which will require permission from and engagement with private landowners.

He commented that it is important for the Council to be involved in this, that representatives from all of the authorities are included and landowners are engaged as much as possible. The farming groups would be approached to be involved and it was suggested the Environment Agency should be added to the group.

**RESOLVED:** That Cllr Kelleher's report (*Annex B*) be noted.

**P/6292  
PROJECTS (current and proposed)**

PTE6 Shared space concept – The Deputy Town Clerk reported that the Thriving Market Place Working Party has a meeting on 8<sup>th</sup> May and a full report will be presented to the next Committee meeting in June.

**RESOLVED:** That the update in relation to projects (*Annex C*) be noted.

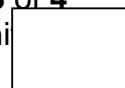
**P/6293  
NFDC/NFPA PLANNING COMMITTEE**

It was reported that one application 23/10926 Crocketts, Linford Road, Hangersley, Ringwood, relating to alterations to the existing dwelling; erection of three dwellings; associated parking, landscaping and alterations to access would go before NFDC Planning Committee on 8<sup>th</sup> May. Cllr Georgiou had been registered to speak on behalf of the Council.

**P/6294  
PLANNING APPLICATION 21/11723 – LAND OFF MOORTOWN LANE (STRATEGIC SITE 13)**

The Chairman had prepared a draft document, which Members considered in detail at the meeting. He outlined particular documents and areas of concern including the indication that, due to viability issues, the developer is proposing to deliver 30% affordable dwellings (instead of the policy compliant 50%); the timeframe for the schedule of proposed highways works as before the first occupation of Phase 2; the comments of the Urban Design Officer; and that Ringwood Neighbourhood Plan is not mentioned.

**RESOLVED:** 1) That the draft observation be amended to account for changes as discussed at the meeting;  
2) That editing and approval of the final observation to be submitted to NFDC be delegated to the Chairman Cllr Day and Town Mayor Cllr G DeBoos;  
3) That the observation (*attached following the meeting as Annex D*) be submitted to NFDC by the deadline of 10<sup>th</sup> May 2024; and



4) That NFDC be asked to make the developer's viability study (and NFDC's response to it) available to the Council, and District Councillors be made aware of the request.

**ACTION Jo Hurd**

There being no further business, the Chairman closed the meeting at 12:17pm.

RECEIVED  
29<sup>th</sup> May 2024

APPROVED  
7<sup>th</sup> June 2024

TOWN MAYOR

COMMITTEE CHAIRMAN

**Note: The text in the Action Boxes above does not form part of these minutes.**

Annex A to Planning, Town Environment Committee Minutes 3rd May 2024  
**Ringwood Town Council - Planning Observations - NFDC**

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
24/10272	49 Kingsfield, Ringwood. BH24 1PJ	Annexe to rear for ancillary use to the main dwelling	Refusal (4)	The Committee considered this application is for a completely separate dwelling, inappropriate infill and overdevelopment of the site.
24/10281	Tesco Express Supermarket, 1 Butlers Lane, Poulner, Ringwood. BH24 1UB	Proposal to install x2 externally illuminated box fascias, x2 non-illuminated box fascias, x2 illuminated projecting signs, x3 wall mounted promotional banners, x3 externally applied dibond graphics, x3 vinyls applied externally (Application for advertisement consent)	Permission (1)	
24/10285	64, Southampton Road, Ringwood. BH24 1JD	Replacement of existing upvc windows with new timber flush casements (Application for listed building consent)	Permission (1)	
24/10304	77 Parsonage Barn Lane, Ringwood. BH24 1PU	Proposed side, rear and upward extensions to property	Refusal (2)	The committee felt the application would result in a substantial reduction in the amenity space, which would be insufficient for a 6-bed property.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal  
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
24/10313	38 Broadshard Lane, Ringwood. BH24 1RS	Side extension, front extension to facilitate porch, fenestration alterations, roof lights and solar panels. Demolition of detached garage and widening of driveway.	Officer Decision (5)	The Committee was concerned with the applications impact on the boundary hedge. Reference was made to the Ringwood Local Distinctiveness document and the character of Broadshard Lane in terms of the rural character, established tree lines and spacial distances between dwellings and there were concerns that this would not be preserved.
24/10320	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Use of stable block for livery, riding lessons, horse/pony breeding and horse training by companies/individuals that are not the applicant (Non-compliance with condition 02 of planning consent 08/92993 for over 10 years) (Lawful Use Certificate for retaining an existing use or operation)		No comment.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal  
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
24/10321	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringood. BH24 3AT	Erection of stable block	Refusal (2)	The Committee considered the proposal inappropriate development within the Green Belt that would facilitate the intensification of commercial use which is inappropriate in this location and in close proximity to the SSSI. No ecological assessment has been submitted. Reference to Policies, purported to be in support of the application, are not relevant considerations or applicable to this proposal. There was also concern that a new access was being created off Hampshire Hatches Lane and the loss of the boundary hedge.
24/10325	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Removal of condition 2 of application 06/88791 to allow use of the stables without limitation	Refusal (2)	The Committee felt that limiting the use of the Green Belt land, which is also in close proximity to the SSSI, is entirely appropriate and it would object to removal of the condition. Removal of the condition would facilitate the intensification of commercial use which is inappropriate in this location. No ecological assessment had been submitted with the application.
24/10326	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Removal of condition 2 of application 08/92993 to allow use of the stables without limitation	Refusal (2)	The Committee felt that limiting the use of the Green Belt land, which is also in close proximity to the SSSI, is entirely appropriate and it would object to removal of the condition. Removal of the condition would facilitate the intensification of commercial use which is inappropriate in this location. No ecological assessment had been submitted with the application.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal  
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
24/10339	1 Highfield Road, Ringwood. BH24 1RF	Variation of condition 2 of planning permission 23/10874 to alter internal layout, add a side window and alter materials	Permission (1)	
24/10342	Land adjacent, 37 Fairlie, Ringwood. BH24 1TP	Variation of condition 3 of application 20/10387	Permission (1)	
24/10344	19 Cloughs Road, Ringwood. BH24 1UU	Variation of condition 2 of 23/10909 to raise the roof line of the proposed garden room to the existing roof line of the bungalow.	Permission (1)	
CONS/24/0170	22 College Road, Ringwood, BH24 1NX	Eucalyptus - Reduce	Permission (1)	
CONS/24/0185	28 Lynes Lane, Ringwood, BH24 1EH	Laurel - Remove	Refusal (2)	The Committee felt the reasons given were not sufficient justification to fell a well- established healthy tree.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal  
5 - Will accept officer's decision



Annex A to Planning, Town Environment Committee Minutes 3rd May 2024

## Ringwood Town Council - Planning Observations - NFNPA

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
24/00405TPO	Hillside Cottage, COWPITTS LANE, POULNER COMMON, RINGWOOD, BH24 3JX	Prune 1 x English Oak tree (T1 on the plan )	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal  
5 - Will accept officer's decision

Applications decided under delegated powers : to be noted on 3<sup>rd</sup> May 2024

Number	Site Address	Proposal	Decision
TPO/24/0158	1 Old Forge Close, Poulner, Ringwood. BH24 1GZ	Monkey Puzzle - Reduce	5.4.24 P(1) Recommend permission, but would accept the Planning Officer's decision.

## PLANNING, TOWN & ENVIRONMENT COMMITTEE

3 May 2024

### Report from Ringwood Town Council Volunteer Flood Warden

On Friday 19th April a group of likeminded individuals met on New Forest National Park, in an area which is managed by Forestry England. We were there mainly to learn how the mires (bogs) work to act as natural flood defences. Although the mires work well, Forestry England are restricted from expanding them, due to privately owned land adjacent to that area (Hightown Hill/ Crow Hill).

Freshwater Habitats Trust have been in discussions with some of these landowners but unfortunately the representative from that organisation was unable to attend our meet up at Foulford Bottom, so we still need to obtain an update from her on how those discussions are going.

It does seem paramount to us all that the only way forward is via engagement with landowners (and farmers) so we can naturally contain water in the ground, but also there does seem to be a need to introduce (where appropriate) what are called 'leaky dams'. In a perfect world, if we had extended mires and leaky dams then water flow would be slowed down significantly with the result being a huge reduction in flooding at the bottom of Crow Hill and Hightown Hill (as well as other places).

The outdoor meeting was successful. All concerned are passionate about natural flood defences and do want to see more done to alleviate the bad flooding we are all experiencing as a result of persistent and torrential rainfall, which runs off the high ground. Some work to be done would include;

1. Seeking to obtain LIDAR maps which would show all the water courses in our greater Ringwood area (including the NFNPA);
2. Obtain update on discussions between Freshwater Habitats Trust and landowners adjacent to the National Park (top of Crow Hill and Hightown Hill);
3. Farmers groups to discuss engaging also with local landowners on flood defences on their land;
4. Bisterne Estates, identify what is needed to keep water courses and drains unblocked and where to source funding;
5. Develop a plan which can be used when applying for grant aid;
6. Add HCC to the email group on Natural Flood Defence work (they are the Hampshire Lead Local Flood Authority).

For further information, contact:

Cllr Peter Kelleher  
07562 014832  
[cllr.p.kelleher@ringwood.gov.uk](mailto:cllr.p.kelleher@ringwood.gov.uk)

Attendees at the meeting were:  
Ian Barker, NFNPA Ecologist  
Peter Kelleher, Volunteer Flood Warden, RTC  
Hallam Mills, Bisterne Estate  
Leanne Sergeant, Senior Ecologist, Forestry England  
Dr. Peter Street, local water course expert

## Current Projects Update

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No.	Name	Status	Recent developments	Description and notes	Lead Officer/Member	Financing
<b>Full Council</b>						
FC1	Long Lane Football Facilities Development	In progress (scheduled for completion in 2024)	The artificial turf pitch has been completed and is now in use. The PWLB loan has been drawn down. A Construction Contract for the pavilion and other works has been entered into. Work on these started on 5th June 2023. The new building is expected to be ready for occupation in Summer 2024.	A joint venture with Ringwood Town Football Club and AFC Bournemouth Community Sports Trust to improve the football facilities for shared use by them and the community.	Town Clerk	The current expectation is that the Council's contribution to the project will, in effect, be limited to a modest loss of income from the site (but over a long term).
<b>Planning Town &amp; Environment Committee</b>						
PTE1	Neighbourhood Plan	In progress	Examiner's report received, recommending some modifications. Awaiting decisions from NFDC and NFNPA to agree modified Plan and to proceed to referendum, the likely date of which is 11 July 2024.	To prepare a Neighbourhood Plan for the civil parish of Ringwood but limited in scope to a few specified themes.	Deputy Town Clerk	Spent £25,282.42 (£18,000 funded from Locality grants, £3,650 additional budget agreed for SPUD youth engagement work (F/6061)). £3,167.58 unspent of original RTC budget.
PTE2	Human Sundial	Complete, with exception of interpretation board	Work to refurbish human sundial and install surrounding benches now complete. Time capsule cover stone replaced on 21/07/2023. Interpretation board with details of sundial, Jubilee Lamp etc. to be designed and costed.	Replacement of damaged sundial and surrounding paviers; installation of removable benches to protect it for the future.	Deputy Town Clerk	£10,659.15 spent funded from CIL and contribution from Carnival. Additional £580 for repair of cover funded from CIL (C/6957).
PTE3	Crow Stream Maintenance	Annual recurrent	Spraying of stream banks to be carried out in May, annual flail in August and stream clearance by volunteers in September.	Annual maintenance of Crow Ditch and Stream in order to keep it flowing and alleviate flooding	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve
PTE6	Shared Space Concept - Thriving Market Place	In progress	£10,000 released by NFDC from UKSPF to undertake options appraisal/feasibility study. Project Brief agreed and HCC instructed to carry out work outlined in Brief. Next meeting of Working Group scheduled for 08/05/2024.	Concept for town centre shared space identified through work on the Neighbourhood Plan. Working in partnership with NFDC and HCC.	Deputy Town Clerk	HCC funded survey work. £10,000 grant from UKSPF (via NFDC).
	Greening Ringwood	In progress	Official launch of Phase 2 held on 20/04/2024 in Gateway Square.	Greening Campaign Phase 2 to run from Sept 2023 to July 2024, focussing on making space for nature; energy efficient greener homes; climate impacts on health and wellbeing; waste prevention; and cycle of the seed.		£50 signing up fee funded from General Reserve.
	Bus Shelters	In progress	HCC framework contractor has completed survey of shelters free of charge. Results and availability of funding will be discussed with HCC.	Review of Council owned bus shelters.		No agreed budget
Projects being delivered by others which are monitored by the Deputy Clerk and reported to this committee:						
	Crow Lane Footpath	In progress	Developers' contributions paid to HCC to implement. Additional funds required to progress and approved by NFDC Cabinet on 02/11/2022 - report indicates delivery in 2024/25. HCC working on design.	New footpath to link Beaumont Park with Hightown Road, alongside west of Crow Lane	Hampshire CC	Developers contributions
	Railway Corner	In progress	Project supported by RTC. Planning application approved (23/11081).	Project to improve and promote historical significance of triangle of land at junction of Hightown Road and Castleman Way.	Ringwood Society	No financial implications.
	Memorial Bench for Michael Lingam-Willgoss	In progress	Consent to install bench has been granted by HCC. Legal fees covered by County Cllr Thierry. Date for installation yet to be agreed.	Provision of memorial bench in Market Place in memory of Michael Lingam-Willgoss.	Ringwood Carnival / Ringwood Rotary	No financial implications.
<b>Policy &amp; Finance Committee</b>						
PF5	Poulner Lakes Lease	On hold	Awaiting track maintenance solution - see Recreation Leisure & Open Spaces Committee item RLOS21.	Negotiating a lease from Ringwood & District Anglers' Association of the part of the site not owned by the Council	Town Clerk	Some provision for legal advice or assistance may be needed eventually.

PF11	92 Southampton Road	In progress (commenced March 2023)	One of the tenants has left. A new letting agent has been instructed, notice to quit has been served and possession proceedings commenced. Urgent repairs have been completed.	Reviewing the letting of this council-owned house	Town Clerk	Rent receipts and other financial implications of any changes are unclear at present but will be considered as part of the review.
PF12	Base budget review	Commenced Feb. 2024	Inaugural meeting held on 17th April. Workstreams and lead councillors for each agreed.	A review by members and officers of the council's base (revenue) budget, probably focused on a few types of expenditure or areas of activity, to identify possible options for change and/or savings.	Finance Manager	No anticipated costs other than staff time.

### Recreation, Leisure & Open Spaces Committee

RLOS4	Grounds department sheds replacement	In progress (Commenced design work in April 2021.)	Officers have been working with a planning consultant on project design and two rounds of pre-application planning advice have been completed. A planning application has been prepared in draft and is expected to be submitted soon.	A feasibility study into replacing the grounds maintenance team's temporary, dispersed & sub-standard workshop, garaging and storage facilities. Combined with a possible new car park for use by hirers of and visitors to the club-house.	Town Clerk	Revised capital budget of £4,000 (originally £10,000 until virement to RLOS19)
RLOS5	Cemetery development	In progress (Commenced design work in April 2021. Aiming to complete by December 2024.)	Design and funding arrangements for a memorial wall have been agreed in principle. An architect has been instructed and prepared the tender documentation for the construction contract.	Planning best use of remaining space, columbarium, etc.	Town Clerk	Capital cost estimated at £37,500 will be met from a combination of earmarked reserves.
RLOS10	Waste bin replacement programme	In progress (Commenced April 2020)	The replacements scheduled in years 1 and 2 have been completed. An order for the final round of replacements has been placed.	Three-year programme to replace worn-out litter and dog-waste bins	Grounds Manager	Budget of £2,000 a year.
RLOS14	Poulner Lakes waste licence	In progress	Surrender requirements and process have been investigated and discussed with Environment Agency and New Forest District Council. Consultants, ACS Testing, have been engaged to provide technical advice and support. A fuller picture of the surrender requirements and process is expected to emerge in April or May 2024.	Arranging to surrender our redundant waste licence to avoid annual renewal fees	Town Clerk	
RLOS19	Carvers Strategic Development	In progress (Commenced Feb. 2021)	The Masterplan prepared by landscape designer New Enclosure was approved by the Carvers Working Party on 5th July. Responses to the public consultation on this have been evaluated and an updated plan prepared. This was considered by the Working Party on 6th March and final changes agreed.	Devising a strategic vision and plan for the future of Carvers Recreation Ground pulling together proposals for additional play equipment and other features	Carvers Manager	Revised budget of £6,000 (virement from RLOS4).
RLOS21	Poulner Lakes track maintenance	In progress (under discussion since Jan. 2021)	Costs estimates for re-surfacing schemes obtained from two suppliers. NFDC has agreed to fund additional works and officers are discussing the scope of these and design options.	Devising a sustainable regime for maintaining the access tracks at Poulner Lakes to a more acceptable standard.	Town Clerk	Yet to be settled
RLOS23	North Poulner Play Area skate ramp request	In progress (commenced Mar. 2023)	A 'half-pipe' has been identified as a likely cheaper and easier option. The likely costs and wider implications of installing this are being investigated.	A local resident requested provision of a 'quarter-pipe ramp' at this site and has been fund-raising for it	Deputy Town Clerk	Yet to be quantified and agreed
RLOS24	Poulner Lakes Circular Path	In progress	Works to reduce and landscape the drainage retention pond completed. It's performance will be monitored through the winter.	HCC has funded the creation of a circular path for pedestrians and cyclists to improve accessibility and so encourage greater use	Deputy Town Clerk	Staff time only

### Staffing Committee

None

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**Proposed/Emerging Projects Update**

No.	Name	Description	Lead	Recent developments	Progress / Status Stage reached	Estimated cost	Funding sources
<b>Full Council</b>							
	None						
<b>Planning Town &amp; Environment Committee</b>							
	Roundabout under A31	Planting and other environmental enhancements		Area being used by National Highways for storage of materials during works to widen the A31.	Floated as possible future project		
	Lynes Lane re-paving Rear of Southampton Road	Ringwood Society proposal Proposal by Ringwood Society to improve appearance from The Furlong Car Park and approaches			Floated as possible future project Floated as possible future project		
	Dewey's Lane wall	Repair of historic wall		Re-build/repair options and costs are being investigated	Shelved as a TC project		
	Signage Review	Review of signs requiring attention - e.g. Castleman Trailway, Pocket Park, Gateway Square	Cllr Day		Floated as possible future project		
	Crow ditch	Investigate works required to improve capacity and flow of ditch alongside Crow Lane, between Hightown Road and Moortown Lane					Developers contributions
<b>Policy &amp; Finance Committee</b>							
	Paperless office	Increasing efficiency of office space use	Cllr. Heron	Discussions with Town Clerk and Finance Manager			
<b>Recreation, Leisure &amp; Open Spaces Committee</b>							
	None	(Current projects expected to absorb available resources for several years)					
<b>Staffing Committee</b>							
	None						

## Closed Projects Report

No.	Name	Description	Outcome	Notes
<b>Full Council</b>				
FC2	Strategic Plan	Exploring ideas for medium term planning. Aim to have complete for start of budget-planning in Autumn 2022.	Completed in October 2022	
<b>Planning, Town &amp; Environment Committee</b>				
	Pedestrian Crossings - Christchurch Road	Informal pedestrian crossings to the north and south of roundabout at junction of Christchurch Road with Wellworthy Way (Lidl)	Completed by HCC	
	Cycleway signage and improvements	New signage and minor improvements to cycleway between Forest Gate Business Park and Hightown Road	Completed by HCC	
	Carvers footpath/cycle-way improvement	Creation of shared use path across Carvers between Southampton Road and Mansfield Road	Completed by HCC	
	Replacement Tree - Market Place	New Field Maple tree to replace tree stump in Market Place.	Completed in January 2022 by HCC	
PTe4	Climate Emergency	Funds used to support Greening Campaign, community litter-pick and Flood Action Plan leaflets.	Completed March 2023	
	A31 widening scheme	Widening of A31 westbound carriageway between Ringwood and Verwood off slip to improve traffic flow; associated town centre improvements utilising HE Designated Funds	Scheme completed by National Highways and road re-opened in November 2022.	
	SWW Water Main Diversion (associated with A31 widening scheme)	Diversion of water main that runs along the A31 westbound carriageway. Diversion route included land in RTC's ownership at The Bickerley.	Scheme completed by SWW in 2022.	
	Surfacing of Castleman Trailway	Dedication and surfacing of bridleway between old railway bridge eastwards to join existing surfacing.	Surfacing works completed by HCC early April 2022.	
	Bus Shelter Agreement	Request by ClearChannel in Nov. 2020 for RTC to licence the bus shelters in Meeting House Lane and the advertising on them. Despite various communications, we have had no contact for over a year and therefore regard the original request to be defunct.	Request not followed up by ClearChannel, therefore defunct and removed from project list October 2023.	
PTe5				
<b>Policy &amp; Finance Committee</b>				
PF1	New Council website	Arranging a new website that is more responsive, directly editable by Council staff and compliant with accessibility regulations.	Completed	
PF2	Greenways planning permission	Consideration of applying to renew planning permission for bungalow in garden previously obtained	Decided not to renew	
PF3	Detached youth outreach work	To provide youth workers for trial of detached outreach work	Transferred to Recreation Leisure & Open Spaces Committee (see RLOS20)	
PF4	Review of governance documents	A major overhaul of standing orders, financial regulations, committee terms of reference, delegated powers, etc. Routine periodic reviews will follow completion of this work.	Completed in July 2022	All governance documents will now receive routine annual reviews.
PF6	Health & Safety Management Support Re-procurement	Re-procuring specialist advice and support for discharge of health and safety duties	Completed in February 2023	
PF7	Financial Procedures Manual	Preparation of a new manual for budget managers and other staff detailing financial roles, responsibilities and procedures	Completed in September 2022	Will be updated by Finance Manager as necessary
PF8	Bickerley Legal Title	An application to remove land from the Council's title was made	Completed in October 2023	Application successfully resisted
PF9	Greenways office leases	The tenant of the first floor suite gave notice and left. The building was re-let as a whole to the tenant of the ground floor suite.	Completed in November 2022	
PF10	Councillors' Email Accounts	Providing councillors with official email accounts (and devices, if required) to facilitate compliance with data protection laws.	Completed in August 2023	
<b>Recreation, Leisure &amp; Open Spaces Committee</b>				
RLOS1	War Memorial Repair	Repair by conservation specialists with Listed Building Consent with a re-dedication ceremony after.	Completed in 2021-22	
RLOS2	Bickerley Tracks Repair	Enhanced repair of tracks to address erosion and potholes (resurfacing is ruled out by town green status) and measures to control parking.	Fresh gravel laid in 2021-22.	No structural change is feasible at present.
RLOS3	Public open spaces security	Review of public open spaces managed by the Council and implementation of measures to protect the highest priority sites from unauthorised encampments and incursions by vehicles	Completed in 2021-22	
RLOS6	Community Allotment	Special arrangement needed for community growing area at Southampton Road	Ongoing processes adapted	Agreed to adopt as informal joint venture with the tenants' association
RLOS7	Bowling Club lease	Renewal of lease that expired in April 2023.	Completed in July 2023	New lease granted for 14 years.
RLOS8	Ringwood Youth Club	Dissolution of redundant Charitable Incorporated Organisation	Completed in July 2023	Charity removed from Register of Charities
RLOS9	Aerator Repair	Major overhaul to extend life of this much-used attachment	Completed in 2021-22	
RLOS11	Ash Grove fence repair	Replacing the worn-out fence around the play area	Completed in 2021-22	
RLOS12	Van replacement	Replacing the grounds department diesel van with an electric vehicle	Suspended in 2023	Van will be replaced in accordance with Vehicle & Machinery replacement plan
RLOS13	Bickerley compensation claim	Statutory compensation claim for access and damage caused by drainage works	Completed March 2022	Settlement achieved with professional advice
RLOS15	Acorn bench at Friday's Cross	Arranging the re-painting of this bespoke art-work	Completed in 2021-22	Labour kindly supplied by Men's Shed
RLOS16	Town Safe	Possible re-paint of this important survival, part of a listed structure	Suspended indefinitely in September 2022	Complexity and cost judged disproportionate to benefit
RLOS17	Crow Arch Lane Allotments Site	The transfer to this Council (pursuant to a s.106 agreement) of a site for new allotments off Crow Arch Lane	Completed in November 2023	
RLOS18	Cemetery Records Upgrade	Creation of interactive digital cemetery map and scanning of cemetery registers as first stage in digitizing all cemetery records to facilitate remote working, greater efficiency and improved public accessibility.	Completed in 2021	Cost £5,467. Further upgrades are needed to digitize the records fully
RLOS20	Detached youth outreach work	Trialling the provision of detached outreach work by specialist youth workers.	Completed in May 2022	
RLOS22	Bickerley parking problem	Unauthorised parking on the tracks crossing the Bickerley is causing damage and obstruction	Closed off in September 2023	Additional signage has been installed. An estimate of £5,510 to move the "dragon's teeth" was judged disproportionate to the problem.
<b>Staffing Committee</b>				
S1	HR support contract renewal	Renewal of contract for the supply to the Council of specialist human resources law and management support	Completed in 2021-22	
S2	Finance Staffing Review	Reassessing staffing requirements and capacity for finance functions and re-negotiating staff terms	Completed in 2021-22	

**21/11723 – Strategic Site 13 - LAND OFF MOORTOWN LANE, RINGWOOD**

Hybrid planning application comprising a total of 443 dwellings: Outline planning permission (all matters reserved except access) for residential development of up to 293 dwellings, public open space, ANRG, SuDS, Landscaping, other supporting Infrastructure associated with the development; Full permission for 150 dwellings with means of access from Moortown Lane, associated parking, ANRG, open space, landscaping, and SuDS, other supporting Infrastructure associated with the development. This application is subject to an Environmental Assessment and affects Public Rights of Way.

**RINGWOOD TOWN COUNCIL RESPONSE****Summary**

This is Ringwood Town Council's further response to planning application 21/11723, agreed by Full Council on 28 February 2024 and amended on 3 May 2024.

It follows the Council's original response made in April 2022.

We have considered the amended plans and further documents, note the amendments and that the Ringwood Neighborhood Plan is scheduled to go to referendum in July 2024 and it should accordingly be given significant weight.

We remain of the strong view that the application should be refused (R4). We have not had sight of the Officer's report and note that some requested documentation and responses from several statutory consultees are outstanding even now. We therefore reserve the right to make further comments in respect of any additional information received relating to this application.

Given the vast number of documents relating to this application, we have endeavored to address only our principal concerns and not matters of detail. We will be represented at the NFDC Planning Committee when the application is considered and invite members to ask questions to clarify any matter not specifically addressed.

**Vehicular Site Access**

The issue of site access is not a reserved matter.

The proposal is contrary to the policy set out for SS13 in the Local Plan, specifically because the only access will be from Moortown Lane – as the name suggests, a lane along which two Heavy Goods Vehicles cannot pass. At the Public Inquiry into the current Local Plan, the Inspector was specifically invited to exclude an access into this site from the north-west corner but declined to do so.

The land in question is under the control of HCC and designated as an employment site, although no application has been forthcoming. It appears that the applicant has failed to reach any agreement with HCC that would allow construction of this access, let alone any access onto Crow Lane.

The argument will no doubt be that the application should not be refused "simply because" the applicant has failed to secure these agreements but the outcome will be that all vehicular traffic will need to access and egress the site via Moortown Lane.

This is a fundamental issue. It is unrealistic to suppose that all residents living on this site will walk or cycle to take their children to school or to do their shopping.



The proposed “improvements” to the junction with Christchurch Road and elsewhere could only be “secured” by a financial contribution under a s.106 agreement but that does by no means guarantee they will be delivered. For example, when consent was granted for the Lidl store on Forest Gate Business Park, this included a s.106 agreement for a contribution towards a pedestrian crossing. It transpired that the contribution was woefully inadequate and no controlled crossing was ever built (let alone a “Toucan crossing” as is now proposed). There are similar examples relating to the Beaumont Park estate, with two key footpaths as yet undelivered.

Further, previous applications have demonstrated that “improvements” to other junctions are not practically feasible.

Having reviewed the latest comments from HCC Highways and the Schedule of Highway Works, we note with considerable dismay and concern that it is now proposed there be no requirement to complete ANY of the highway improvements before the first occupation of dwellings in Phase 2.

If consent is granted, we would request a condition that ALL proposed highway improvements be implemented before occupation of ANY proposed dwelling.

### **Pedestrian and cycle access**

Again, the applicant has failed to secure the necessary consents to ensure compliance with policy requirements to (for example) provide reasonably accessible links to local schools (Poulner Infant and Junior Schools in particular) but also to local shops – e.g. Lidl on Forest Gate Business Park. (Note – there was an indication in one of the applicant’s transport documents that the Poulner schools were no longer to be treated as catchment for this site, but that information could not be verified.)

The proposals for the junction with and then crossings across Christchurch Road are simply not practical nor achievable.

Other pedestrian routes from the north and east of the site are not properly defined. Policy R1 (Clause D) of the Ringwood Neighbourhood Plan states: “The harmful effects of traffic congestion, especially traffic with an origin and destination outside the town centre, will be tackled through the promotion of other means of moving about the town including the delivery of effective walking and cycling measures to better connect the new communities at Moortown Lane and Hightown Road.”

There is no clear means by which this policy will be met; there is no connection from the north of the site to Wellworthy Way and the proposed connection to Christchurch Road to the South of the site does not appear to be suitable for walking or cycling and requires crossing the increasingly busy Christchurch Road.

### **Housing**

We originally said that we echo (without repeating) the observations of officers that whilst the commitment to 50% affordable housing is welcomed, the proposed mix of housing, both affordable and otherwise, is not policy compliant.

The proportion of 1 and 2 bedroom dwellings for the first phase is 40% (60 of the 150 dwellings). This is not in accordance with Policy R5 of the Ringwood Neighbourhood Plan (RNP), which states that the figure is greater than 50% of schemes of five or more dwellings.

There are no First Homes proposed in Phase 1, contrary to Policy R6 of the RNP, which requires that a minimum of 25% of new affordable homes shall be provided as First Homes.

Policy R11 of the RNP requires that “wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Whilst we are encouraged by the potential for inclusion of PV panels we note there is no definite commitment at this stage to comply with this requirement.

HOWEVER, WE NOTE WITH CONCERN that the overall proposal now provides for only 30% of the units as affordable housing “due to issues of viability”. No viability assessment is available on the portal, but this significant change makes the outline proposal contrary to policy.

### **Design Issues**

The Town Council’s view is that the proposed development (particularly regarding the detailed application) is unacceptable. We refer here to the observations of the Urban Design Officer regarding numerous aspects not least “street scenes”, the density of the proposals which are far too high for an “urban edge development” which has hitherto been Green Belt land.

There is a great deal wrong with the proposals but to cite but one example, please consider the western edge of the proposed development. The existing dwellings (which are quite substantial properties that, thanks to the topography sit considerably lower than the ground level of the development site). They would not only be overlooked by the proposed housing but the proposed style of houses along this edge would be entirely out of keeping with the immediate locality. There appears to have been no consideration of how existing power cables will be accessed nor the effect on drainage.

We have little doubt that if the application here was to build a single dwelling (let alone a dozen or so) backing on to the existing properties, considerable concerns would have been raised about “overlooking/loss of privacy” and “loss of amenity”.

There should in our view be a clear “gap” and “green space” between the existing dwellings and any proposed new housing.

Paragraph 139 of the NPPF states that “development that is not well designed should be refused”. The applicant has not submitted a Building for a Healthy Life assessment, as required by Policy R8 of the Ringwood Neighbourhood Plan. In the absence of this, the Town Council and members of the RNP team have undertaken a BfHL assessment (see attached, which forms part of the Town Council’s response), which indicates the development is not well designed. On that basis, the application should be refused.

### **Density**

The Local Plan envisaged a minimum of 480 dwellings on the total strategic site but this was on the basis that land south of Moortown Lane would form part of the allocation. This is no longer the case and the consequence is a significant increase in density, which is not appropriate in this location on the edge of the Green Belt.

### **“Open Spaces – ANRG etc.”**

The Town Council welcomes the exclusion of the “Ten Acre Field” in the applicant’s strategy. However, the proposal to include land adjacent to Crow Lane as part of its proposal is simply wrong (please refer to the Council’s comments on planning application 23/10707) and for the purpose of this application should be ignored. The application is not compliant with policy and for this reason alone should be refused.

**Drainage etc.**

The applicant appears not to have considered properly how water currently drains from the site nor the effect of its proposals on adjoining properties. Much further investigation needs to be undertaken in this regard.

Hampshire County Council, as the Lead Local Flood Authority, requested specific information in their original response dated 28/01/2022. They responded further on 20/06/2023 stating that information on infiltration testing and groundwater monitoring to support the drainage strategy had still not been provided. The most recent response dated 05/02/2024 states that this information remains outstanding. Given the increased level of flooding in the area, it is of great concern that the applicant has failed to provide the required information and to demonstrate an adequate drainage strategy for the site.

There is an opportunity to bring back into use the currently redundant Moortown Lane Flood Relief Drain if this development proceeds. We would welcome a conversation with HCC as the Local Lead Flood Authority and the applicant as to how this might be achieved.

**Conclusion**

The Town Council recognises that, both nationally and locally, there is a housing shortage, particularly for younger people who find it difficult to the point of impossibility to step on to the "housing ladder".

We also appreciate the pressure on the Planning Authority as it is not currently meeting its targets for both building new dwellings or affordable housing, and that it does not currently meet its 5-year supply of land allocated for housing.

However, there are yet again so many issues with the present application, both outline and detailed, that we urge that the application be refused and the applicant be in effect invited to go back to the drawing board.