

Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT
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PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

24th October 2019

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 1st November 2019** at 10.00am and your attendance is requested.

Mr C Wilkins
Town Clerk

AGENDA

1. PUBLIC PARTICIPATION

There will be an opportunity for public participation for a period of up to 15 minutes at the start of the meeting

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

4. MINUTES OF THE PREVIOUS MEETING

To approve as a correct record the minutes of the meeting held on 4th October 2019

5. PLANNING APPLICATIONS

To consider applications and to note applications determined under delegated powers
– *Report A*

6. A31 IMPROVEMENTS

To receive the notes of the meeting held with Highways England on 8th October 2019
(*Report B*)

7. ALLOCATED SITES

To receive an update from New Forest District Council's Site Monitoring Officer regarding development of allocated sites (*Report C*)

8. PROJECTS

To receive an update on projects (*Report D*)

If you would like further information on any of the agenda items, please contact Jo Hurd, Deputy Town Clerk, on (01425) 484721 or email jo.hurd@ringwood.gov.uk.

Committee Members

Cllr Philip Day (Chairman)
Cllr Rae Frederick (Vice Chairman)
Cllr Andrew Briers
Cllr Gareth Deboos
Cllr Hilary Edge

Student Advisors

Alex Christison
Mia Hart
Isaac Thomson

Cllr Christine Ford
Cllr Peter Kelleher
Cllr Darren Loose
Cllr Gloria O'Reilly
Cllr Tony Ring
Cllr Glenys Turner

Permission (1)	Recommend Permission, but would accept planning officer's decision
Refusal (2)	Recommend Refusal, but would accept planning officer's decision
Permission (3)	Recommend Permission
Refusal (4)	Recommend Refusal
Officer Decision (5)	Will accept planning officer's decision

The Use Classes Order: Summary	
A1	Shops
A2	Financial and Professional Services
A3	Food and Drink
B1	Business, including offices, research and development and light industrial
B2	General industrial building
B3	Special industrial: alkalis etc
B4	Special industrial: smelting etc
B5	Special industrial: bricks etc
B6	Special industrial: chemicals etc
B7	Special industrial: animal products etc
B8	Storage and Distribution
C1	Hotels and Hostels
C2	Residential Institutions
C3	Dwelling Houses
D1	Non Residential Institutions
D2	Assembly and Leisure

Schedule of Planning Applications to be considered on 1st November 2019 at 10.00am

Number	Applicant	Site Address	Proposal
19/00683	Dr R Scott	Milky Down, Nouale Lane, Poulner, Ringwood. BH24 3EL	Installation of underground septic tank; associated drainage
19/00734	Ms T Turnbull	Providence, Crow Hill, Crow, Ringwood. BH24 3DH	Replacement dwelling
19/00744	Dr Scott	Milky Down, Nouale Lane, Poulner, Ringwood. BH24 3EL	Single storey extension
19/00783	Mr & Mrs Menzies	Forest Heights, Picket Hill, Ringwood. BH24 3HH	Two storey extension (demolition of annexe)
19/10849	Mr Marsh - Comax Uk Ltd	Vantage House, Yeoman Road, Ringwood. BH24 3FA	Extension to existing B1, B8 facility
19/11029	Mrs Edmunds	5, Beechcroft Lane, Ringwood. BH24 1QN	Roof alterations in association with first floor; two- storey side extension (retrospective)
19/11175	Mr & Mrs Giles	21, Parsonage Barn Lane, Ringwood. BH24 1PS	Ground floor extension to rear and extended new cut roof forming first-floor; pitched roof to existing garage
19/11216	Nationwide Building Society	3, Market Place, Ringwood. BH24 1AN	Fascia: New fascia panel with moulded edges, painted RAL 7031 (light grey); Existing shop front frames and soffit above entrance door to be re- sprayed RAL 7026 (dark grey); New grey vinyl applied to 1no higher level glazing panel; Entrance door to be re-painted to RAL 7026 (dark grey); Receipt bin removed

A

Number	Applicant	Site Address	Proposal
19/11217	Nationwide Building Society	3, Market Place, Ringwood. BH24 1AN	New non-illuminated 'Nationwide' external lozenge, centrally located in fascia - 1no new non illuminated heritage projecting sign and heritage bracket Shop Front: - New grey vinyl applied to 1no higher level glazing panel - 1no new non-illuminated ATM surround added, 1no. new non-illuminated 'Nationwide' external lozenge & 'Building Society' text, centrally located in fascia - 1no. new non-illuminated heritage projecting sign and bracket - 1no. new non-illuminated ATM surround (Application for Advertisement Consent)
19/11225	Mr Moule	8, Highfield Avenue, Ringwood. BH24 1RH	Extension
19/11228	Mr Urel	27, Southampton Road, Ringwood. BH24 1HB	Change of use of premises from A1 to A3 & A5
19/11267	Mr Bailey - Ringwood Motor Company	3, Crow Arch Lane, Ringwood. BH24 1PB	Proposed new workshop
19/11276	Mr & Mrs Head	19, Moorland Gate, Ringwood. BH24 3BD	Proposed ground floor rear and first-floor side extension
19/11278	N.Maskell - S.Lloyd	High Corner, Christchurch Road, Kingston, Ringwood. BH24 3BQ	Demolition of single attached garage; construction of two-storey extension and new bay window
19/11296	Mr Gould	Crow Crossing Cottage, Crow Lane, Ringwood. BH24 3DZ	Reconfiguration of roof (raise ridge 900mm and increase pitch) internal reconfiguration works; external remodeling

A

Applications decided under delegated powers : to be noted

On 1st November 2019 at 10:00 am

Number	Applicant	Site Address	Proposal
TPO/19/0563	Colten Care	Colten House, Wellworthy Way, Ringwood. BH24 3FE	Cherry Tree x 6 - Fell Saplings x 6 – Fell <u>11/10/19 RTC Observation:-</u> P(1) Recommend permission, but would accept the Tree Officer's decision

A31 Improvements - Notes of meeting with Highways England

11am, 8th October 2019 – Ringwood Gateway

B

Present:

Daniel Kittredge	Project Manager, Highways England (HE)
Raluca Mitu	Assistant Project Manager, Highways England
Tobias Bauer	HCC
Dean Brunton	NFDC
Jo Hurd	RTC
Cllr Michael Thierry	HCC
Cllr Jeremy Heron	NFDC & RTC
Cllr Philip Day	RTC

1. General Update on Scheme

DK reported that the scheme was progressing as planned, and confirmed that the start date was still scheduled for March 2021. Funding had now been agreed for the final detailed design stage, and it was hoped that a build contractor would be in place by the end of the year, to develop the final design and delivery programme. The westbound closure was currently estimated as 26 weeks, when there would be a contraflow in place on the eastbound carriageway (with 24-hour recovery), and although this was subject to change, DK said that he would be doing all he could to reduce disruption as much as possible. The only complete closure likely to be required was when the new bridge beams were lifted in to place. It was currently expected that the road would be fully open for traffic in November 2022, but again DK hoped to be able to reduce this timescale, subject to environmental constraints. It was noted that discussions were still ongoing with the Environment Agency, but that the project would have a neutral impact on the environment. A location for a site compound had not yet been agreed, but a field to the west of the B3081 Verwood Road had been put forward as a possibility.

It was noted that Taylor Wimpey proposed to construct a new junction at the Poulner interchange, if planning permission was granted to develop the strategic site north of Hightown Road. There was concern that this junction would form part of the diversion route when the westbound on-slip at the Ringwood interchange was closed, and there would be a need to manage the timing of the Taylor Wimpey works to avoid conflict. However, it was further noted that no planning application had yet been submitted, and consent would be required from HE and HCC to close the slip roads. DK agreed to discuss this with the HE planning team that had received the enquiry from Taylor Wimpey.

Cllr Heron remained concerned that the scheme would not benefit the town in any way, as none of the suggestions put forward by the Town Council had been taken forward. He asked again why the inside lane could not be extended to the Verwood off-slip and why access to the service station could not be reconfigured. DK explained that issues with land ownership and utilities prevented these suggestions from being viable options, and pointed out the lane gain configuration from the west bound on-slip, which extended to the Verwood off-slip. He added that an improved flow of traffic on the A31 should lead to less issues on the local road network.

Cllr Heron was also concerned about the proposal to introduce two lanes on the westbound on-slip at Ringwood. Although traffic in the inside lane would no longer need to merge, traffic in the second lane would need to merge, and he was of the opinion that this would result in numerous shunt type accidents. DK stated that a safety audit would be carried out post construction, and then a further 12 months later, which would highlight any issues. This detail could be made available to the Town Council.

B

The benefits of the scheme would also be assessed post construction, to ensure, for example, that the anticipated reduction in journey times had been achieved

2. West Street closure

DK confirmed that he had requested that West Street be permanently closed immediately prior to the commencement of construction on the A31. It was therefore expected that the closure would be effected by February 2021. However, it was felt that there might be a case for closing West Street a few months earlier, in order for drivers to get used to the new arrangements and avoid unnecessary rat-running when the main scheme begins. If that was the case, Cllr Heron asked if traffic counts for West Street could be re-done to ensure accuracy.

It was noted that there was space for a refuse truck size vehicle to turn at the closure point at the end of West Street.

Cllr Thierry requested again that HE look to build in an emergency access through the closure point. DK restated the reasons given at the last meeting (26/02/2019) why this was not practical and said that there had been no further detail put forward of how this could be managed.

Further discussions had been held with the bus company with regards to the closure of West Street and diversion routes during the works. It was suggested that someone from Ringwood Events Team should speak to them about future events in the town centre requiring road closures, and how the company would operate when West Street was no longer an alternative option.

It was agreed that signage would be required on the A31 at the top of Poulner Hill and before the Poulner interchange to prevent drivers trying to rat-run through town after West Street has been closed.

3. Designated Funds

It was noted that detailed design of the 9 schemes was almost complete. HE was expecting that all schemes, with the exception of the West Street scheme, would be delivered by the end of the financial year, in line with the conditions of the funding. It was agreed that a press release should be issued to update residents, and that the drawings should be made publicly available.

It was established that the roundabout underneath the A31 flyover was the responsibility of HCC and a request was made to include this in the scheme to improve the "gateway" to the town. This roundabout needed a good tidy up, and removal of unattractive piles of stone from the centre. TB said that he would look to see what could be done.

With regards to the proposal to reverse the flow of traffic in Meeting House Lane/The Furlong, there were some concerns about safety, with drivers being further away from the narrow pavement with less visibility of pedestrians. TB stated that HCC was not insisting on the change and would be guided by the Town Council. He agreed to instruct safety auditors to observe the situation on site and give an initial opinion, so that a fully informed decision could be made. However, it was noted that a decision was needed quickly to allow sufficient time for the Traffic Regulation Order to be obtained.

Strategic Sites Update (October 2019)

C

RING 3 – Beaumont Park, (Land at Crow Arch Lane and Crow Lane), Crow, Ringwood BH24 3DZ

Planning Permission Refs: 13/11450 Outline Application 175 dwellings

Details granted through: 16/11520 – Phase 1 - 62 dwellings;
17/11358 – Phase 2/3, care home, business use, POS, landscaping;
17/11309 Reserved Matters– Phase 2, 113 dwellings.

Current application: 18/11648 - Development of 20 dwellings comprised of semi-detached houses; terraces; 1 block of flats, bin & cycle store; detached garages; public open space, landscaping, internal access arrangement and ancillary infrastructure.

The main Phase 2 development continues to progress. The last section of residential development linked to Phase 2 (adjoining the Southern SANG) (Suitable Alternative Natural Green Space) has now commenced. The groundworkers are on site preparing the foundations for the houses. I verified that only those properties with granted planning permission (to the East of the plot) have commenced. There is a current planning application that pertains to the Western end of the plot. This is being used for the site office, welfare facilities and storage of materials at the present time. The granted access to Crow Arch Lane is being used correctly and the site gates are closed with security access.

There are two more occupations since my last visit to site and four reservations on the main Phase 2 development. Three houses on the last section of Phase 2 (adjoining the Southern SANG) have already been sold.

I update our Waste and Transport team on newly occupied houses each time I visit site so that the local teams can be notified for collections.

I spoke to the site manager to find out who is responsible for the weeding/maintenance of the planting beds adjoining the Castleman trail adjoining plot 64 and the other end plots as they are not being maintained properly. It is the site's responsibility and the site manager is going to inform the landscaping company that this area also requires maintaining.

The maintenance of the hedge along the Castleman Trail has improved by Linden Homes since I asked for it to be maintained properly. The over grown branch at the top end of the site has now been cut back.

The Pocket Park (Northern end of the site) is now looking better- some minor maintenance needed, but generally ok. I reminded the site manager that the bin emptying is their responsibility at the moment as the public open spaces (POS) have not been transferred to NFDC yet. He said he would sort this out. It had been attended to by my last visit.

The play equipment, protective matting, bench and stones are in place in the Central Park. The landscaping is going to be carried out during the planting season (Oct-March).

The outside space of the Radian homes section of the site is not being maintained properly. I spoke to a tenant who said that they had not carried out any landscaping maintenance. The area is looking scruffy. I informed the tenant that I would deal with the housing association to get this remedied. This is ongoing.

Whilst inspecting the site recently I came across one of the Linden Homes directors so was able to update him directly on matters.

A contractor has installed the required pedestrian gates to the Western and Eastern sides of the SANG. The developer has decided to extend the fencing to fill the gaps. The pedestrian gates require the longer handles to be fitted as per the granted details. These will provide easier access to the SANG area.

The allotments have granted planning permission, but no development has commenced yet.

I spoke to the site manager. He told me that Linden Homes will be constructing the road into the new industrial estate, but that another company will be building it. He wasn't sure which one.

The residential care home development has not commenced yet.

I attended site recently with the planner, our landscape architect, the site manager and the landscape architect from the developer's landscaping company.

We met primarily to identify trees for replacement over the winter, the developer's landscape architect marked all those that require replacement and/or monitoring. I will monitor the situation and will attend site with a landscape officer during the first day of planting to ensure that trees/shrubs are being planted as per the agreed details. The developer has the full planting season (October to March) to address any concerns that were raised.

The Southernmost SANG (grassland) is being maintained well with regards to mowing etc. and the wild plants are beginning to establish themselves.

The Northernmost SANG (grassland) is less well established, and subject to monitoring over the Winter, may require a further ripping operation in the Spring. This area held water last Winter. It has already been ripped this year and will only require further works if the water retention has not decreased. I will be monitoring this situation.

The SANG play space is open and in use, with no evidence of vandalism. However, people have been walking across the grass rather than the installed pathway. This is obviously a more natural route to the equipment. We asked the site manager to create a new hoggin pathway which he agreed to.

The signage for the play area and dog activity area is still required to be installed. This is being monitored.

The central play area planting needs to be revised to provide a better screen to the plots to the north, and that there is an issue with levels between the two phases that will need to be addressed through this open space. Our landscape officer will liaise with the developer on this issue.

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

2019-20 Project progress report – Planning, Town & Environment Committee

Updated: 24 October 2019

Item No.	Name	Recent developments	Resource use			Finish in 2019-20?	Notes		
			Finance		Staff time				
			Cost & Source	Spent to date					
Projects with budgetary implications (bids included in 2019-20 budget)									
A1	Neighbourhood Plan	The Council has agreed to proceed towards adopting a Neighbourhood Plan (C/6352 11/09/2019) and Members have been appointed to a Steering Group.	£12,000 Annual Budget	£0	£0	Could be significant	No	It is expected that £9,000 would be funded by grants available.	
A2	Crow Stream Maintenance	Linden Homes/HCC looking at options to reinstate access chamber to allow maintenance of twin pipes beneath access road. HCC looking into collapse of ditch at bottom of Crow Hill. Annual flail and clearance by volunteers completed.	£1,000 Transfer from Dev Conts	£0	£1,000	Moderate	Probable	Stream banks sprayed in Spring.	
A3	Human Sundial	HCC delayed start of works – revised start date still to be advised.	£10,657 CIL & contribution from Carnival (£5249.15)	£500	£10,657	Moderate	Probable	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518) & 19/6/19 (F/5700))	
A4	Cycle Stands	Carried forward from 2018-19. It is proposed to install cycle stands in Market Place/High Street as part of HCC improvements funded by HE.	£500 Provision	£0	£500	Minimal	Probable	Included in plans for Market Place improvements. Additional cycle storage also included in HCC scheme to improve access for cyclists and pedestrians.	
A5	Street-lighting in Kings Arms Lane	Carried forward from 2018-19	£800 CIL	£0	£800	Minimal	Possible	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497))	
Projects with budgetary implications (not included in 2019-20 budget but added since)									
B									



Projects with no budgetary implications in 2019-20

Item No.	Name	Recent developments	Resource use				Finish in 2019-20?	Notes		
			Finance			Staff time				
			Cost & Source	Spent to date	Predicted out-turn					
C1	Pedestrian Crossings Christchurch Road	Works due to be carried out late Summer, following completion of works on A338. Site meeting held 23/10/19 – proposal to re-allocate up to £50K unspent developers' contributions held by NFDC, as project costs higher than expected				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists.		
C2	A31 improvement scheme	HCC working on detailed design of various cycling, safety and integration (CSI) town centre improvements to be funded by HE designated funds. Meeting held with Highways England on 8/10/19 (see separate agenda item).				Moderate	No	Start date for main scheme expected to be end March 2021.		
C3	Moortown drainage improvements	HCC considering a controlled opening of the system as cost of feasibility work higher than expected.				Moderate	Probable	To be funded from Linden Homes developer contribution (£50,000 allocated for flood alleviation works).		
C4	Pedestrian Crossing Castleman Way	Developers' contributions allocated but site does not meet HCC criteria for toucan crossing. Agreed to revisit following promotion of cycle path through Forest Gate Business Park.				Minimal	No	Dependent on C5.		
C5	Improved signage for cycle path through Forest Gate Business Park	HCC agreed to include in the scheme for C1 above. Now also being considered for inclusion in CSI works (in C2 above).				Minimal	Probable			
C6	Shared Use Path across Carvers	Developers' contributions allocated. HCC has now appointed a designer to bring this scheme forward.				Minimal	Probable	Path for cyclists and pedestrians, to link Mansfield Road and Southampton Road.		
C7	New footpath to link Linden Homes site with Hightown Road (alongside west of Crow Lane)	Developers' contributions allocated. HCC has now appointed a designer to bring this scheme forward.				Minimal	Probable	To be funded from Linden Homes developer contribution.		