

# Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT

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[www.ringwood.gov.uk](http://www.ringwood.gov.uk)

## PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

28<sup>th</sup> May 2020

A meeting of the above Committee will be held on **Friday 5<sup>th</sup> June 2020** at 9:30am (for a 10am start) and your attendance is requested.



Mr C Wilkins  
Town Clerk

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Ringwood Town Council is committed to transparency in its decision-making processes. The current crisis prevents the holding of physical meetings but insofar as it is possible and in accordance with Government Regulations, this meeting will take place in a virtual environment using the "Zoom" technology. If you would like to participate or simply observe the meeting, you will need to tell us in advance by contacting Jo Hurd, Deputy Town Clerk on (01425) 484721 or sending an email to [jo.hurd@ringwood.gov.uk](mailto:jo.hurd@ringwood.gov.uk) by no later than 3pm on Wednesday 3<sup>rd</sup> June 2020. You will then receive an email explaining how you can participate or observe.

### 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 1<sup>st</sup> May 2020

**5. PLANNING APPLICATIONS**

To consider applications and to note a tree works application determined under delegated powers (*Report A*)

**6. A31 IMPROVEMENTS**

To receive notes of meeting with Highways England held on 12 March 2020, and to receive a verbal update on town centre improvement schemes enabled by Designated Funds (*Report B*)

## 7. WALKING AND CYCLING ISSUES

To receive a report from the Deputy Town Clerk (*Report C*)

## 8. PROJECTS

To receive an update in relation to 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](mailto: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  
Cllr Peter Kelleher  
Cllr Gloria O'Reilly  
Cllr Tony Ring  
Cllr Glenys Turner

### Student Advisors

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

Number	Name	Address	Proposal	Deadline for comment	P.O. brief	<u>Recommendation</u> Permission (1) Recommend Permission, but would accept planning officer's decision Refusal (2) Recommend Refusal, but would accept planning officer's decision (plus reasons) Permission (3) Recommend Permission Refusal (4) Recommend Refusal (plus reasons) Officer Decision (5) Will accept planning officer's decision
18/11606	Mr Developments Ltd - Gladman Developments Ltd.	Land Off, Snails Lane, Blashford, Ellingham Harbridge & Ibsley BH24 3PG	Outline planning application for the demolition of existing outbuildings and the erection of up to 143 dwellings (including 50% affordable housing), public open space, recreation mitigation land, landscaping, sustainable drainage systems (Suds) and two vehicular access points from Snails Lane and Salisbury Road (Environmental Impact Application Development and effects a Public Right of Way). All matters reserved except for means of access. (AMENDED PLANS RESUBMISSION) <a href="#">view online here</a>	28/6	No	Notification of this application was only received 28/5 and an extension has been requested so that it can be considered at the next meeting when there will be more responses from statutory consultees available
20/00330 NFNPA	Mr Stodart	Forest Oaks, Linford Road, Shobley, Ringwood. BH24 3HT	Retention of vehicle store and stable <a href="#">view online here</a>	19/6	Yes	
20/10189	Mr Dave	Land Adjacent to Titchbourne Cottage, Hampshire Hatches Lane, Moortown, Ringwood.	Bungalow on land at Titchbourne Cottage; associated parking <a href="#">view online here</a>	26/6	No	
20/10427	Mr & Mrs Newson Smith	127, Northfield Road, Ringwood. BH24 1SS	First-floor front extension; single-storey rear extension; remove chimney <a href="#">view online here</a>	22/5 Extension requested Extension	Yes	

				granted to 5/6		
20/10428	Bisterne Farms -	Brixey's Dairy, Dragon Lane, Sandford, Ringwood. BH24 3BU	Proposed silage clamp comprising concrete slab and retaining walls; associated infilling of pond <a href="#">view online here</a>	22/2 Extension requested  Extension granted to 5/6	Yes	
20/10429	Mr Millard Hampshire Fire and Rescue Service	Ringwood Fire Station, 67 Christchurch Road, Ringwood. BH24 1DH	Replace front and rear appliance bay doors with new front doors to be 2 pairs of electrically operated bi-folding doors; rear doors to be a set of manual concertina folding doors formed from a set of 10 door panels. <a href="#">view online here</a>	5/6	Yes	
20/10434	Mrs Holdsworth	7, Holmwood Garth, Hightown, Ringwood. BH24 3DT	Convert existing integral garage of domestic dwelling to living space. <a href="#">view online here</a>	22/5 Extension requested  Extension granted until 5/6	Yes	
20/10437	Surereed Ltd	25, Market Place, Ringwood. BH24 1AN	Alterations in association with the conversion of 25A Market Place, 25 Market Place and the Coach House into dwellings and commercial floorspace. (Application for Listed Building Consent) <a href="#">view online here</a>	29/5 Extension requested  Extension granted until 5/6	Yes	
20/10438	Miss Sherborne	The Old School House, 59, Southampton Road, Ringwood. BH24 1HE	Works/repairs (Application for Listed Building Consent) <a href="#">view online here</a>	26/6	No	
20/10439	Mr Hayward - Surereed Ltd	23/23A Market Place, Ringwood. BH24 1AN	Remove existing party wall and form 1 no shop unit (Application for Listed Building Consent) (same docs as 20/10445) <a href="#">view online here</a>	19/6	Yes	
20/10445	Surereed Ltd	23/23A Market Place, Ringwood. BH24 1AN	Internal alterations for use as 1 shop <a href="#">view online here</a>	12/6	Yes	

20/10485	Mr & Mrs Ward	45, Broadshard Lane, Ringwood. BH24 1RP	Erect side & rear extensions and alter, extend and raise the ridge height of roof to form new living accommodation on the first floor <a href="#">view online here</a>	5/6	Yes	
20/10493	N.Maskell - S.Lloyd	High Corner, Christchurch Road, Kingston, Ringwood. BH24 3BQ	Demolition of single attached garage; construction of new two-storey extension and new bay window <a href="#">view online here</a>	5/6	Yes	
20/10515	Mr & Mrs Hitchins	51, Seymour Road, Ringwood. BH24 1SQ	Alter conservatory to form habitable room; construct dormer and convert roof-space <a href="#">view online here</a>	12/6	No	
20/10547	Dr & Mrs Todd	82, Manor Road, Ringwood. BH24 1RD	Rear single-storey extension and small extension to roof to create an overhang (over the front entrance) <a href="#">view online here</a>	26/6	No	
CONS/20/0145	Ms Tunicliffe	Old Mill House, Bickerley, Ringwood. BH24 1EQ	Conifer x 1 - reduce	2/6		Considered under delegated powers by Cllrs Day and Frederick.  On 13/5/2020, observation submitted:- P(1) Recommend permission, but would accept the Tree Officer's decision.

## **A31 Improvements - Notes of meeting with Highways England**

11am, 12<sup>th</sup> March 2020 – Ringwood Gateway

### **Present:**

Raluca Mitu	Assistant Project Manager, Highways England (HE)
Annie Tomlinson	HCC
Dean Brunton	NFDC
Jo Hurd	RTC
Cllr Michael Thierry	HCC
Cllr Jeremy Heron	NFDC & RTC
Cllr Philip Day	RTC
Cllr Tony Ring	RTC

Representatives from HE Delivery Partner – Volker Fitzpatrick – Rachel Groves (Social & Sustainability Manager), Tim Allen and Chris Harding (Design Manager)

### **1. General Update on Scheme**

RM reported that VolkerFitzpatrick had been appointed as HE's delivery partner, and they would be on board until completion of works in November 2022. They were currently working on understanding the status of the project and would soon be progressing to detailed design stage.

Due to the environmental sensitivity of the area a memorandum of understanding had been agreed with the Environment Agency and Natural England, they will continue to be consulted throughout the delivery of the scheme. Due consideration is given to ensure the salmon spawning season (1<sup>st</sup> November – 30 April) is not impacted.

Prior to starting on the main programme of works, it will be necessary to divert utilities (water mains, electric and BT). Meetings with utility companies would take place in April and some ground and environmental surveys would be carried out later in the year. These would generally be non-disruptive, but it was requested that RTC be informed in advance of when these are programmed.

A communications strategy would be developed and RTC's views on who needs to be engaged, and how this is carried out, would be sought.

There was some concern from local representatives about the length of closure of the westbound on-slip and the disruption this would cause due to westbound traffic having to be diverted eastbound to Poulner and back again. HE confirmed that it was not in anyone's interest to have diversions for longer than needed and that it would be a priority to keep disruption to a minimum. Further work would be carried out on the Traffic Management planning during the detailed design stage.

There was also a concern generally about the impact on local traffic, and there was a plea for the project to be completed in as short a time as possible due to the impact the works could have on the local economy. RG gave an example of a similar situation they had managed, when they had used real time journey information on site and text message updates to help local drivers. It was noted that innovation and efficiencies were a key aspect of the collaboration between HE and VF.

Following the last meeting, HE was made aware of future development of the land north of Hightown Road by Taylor Wimpey, it was not expected that there would be an overlap of works

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to construct a potential new junction on the local network and the planned A31 improvement works.

## **2. West Street Closure**

RTC had requested that the closure of West Street not be implemented until after the Christmas Lights Switch-On event planned for 29<sup>th</sup> November 2020.

It was noted that HCC would not look to close West Street too far in advance of the start of works on the A31, so as to avoid disruption and any unnecessary burden on town. This also applies to the proposed narrowing of West Street, which would be carried out at the same time as the closure.

The closure of West Street would need to be synchronised with the main programme of works. HCC would coordinate with HE to determine timescales and agree a date to meet both schemes. RTC would be given as much notice as possible of the agreed date.

## **3. Designated Funds**

It was noted that works had started this week on schemes enabled by Highways England Designated Funds. The first scheme to be delivered would be the widening and resurfacing of the Strides Lane footpath.

It was agreed that the next meeting should be held September 2020.

## PLANNING, TOWN & ENVIRONMENT COMMITTEE

5<sup>th</sup> June 2020

### Walking and Cycling Issues

#### 1. Introduction and reason for report

- 1.1 This report is to provide information to Members on two issues; the recently announced government funding for walking and cycling and the extension of the Castleman Trailway between Crow Lane and Embankment Way.

#### 2. Government funding for walking and cycling

- 2.1 On the 9<sup>th</sup> May, Transport Secretary Grant Shapps announced a £2 billion package to create a new era for cycling and walking. This follows unprecedented levels of walking and cycling across the UK during the pandemic. Government will work with local authorities to ensure this continues, and to improve cycling and walking infrastructure to encourage healthier and greener travel habits. The full press release can be read here:

<https://www.gov.uk/government/news/2-billion-package-to-create-new-era-for-cycling-and-walking>

- 2.2 Hampshire County Council (HCC) is expecting to receive a share of this fund, and is investigating a range of measures to be implemented across the county, which could include reallocating road space, signing to encourage physical distancing and establishing low-cost temporary measures to limit access by certain vehicles in specific areas. The HCC press release can read here: [https://www.hants.gov.uk/News/13052020cyclepop-up?sap-outbound-id=1847AD035D17B7E216B7412EB650C8D3CF3E63CD&utm\\_source=SAPHybris&utm\\_medium=email&utm\\_campaign=1053&utm\\_term=Your%20Hampshire%2018%20May%202020\\_green%20recovery&utm\\_content=EN](https://www.hants.gov.uk/News/13052020cyclepop-up?sap-outbound-id=1847AD035D17B7E216B7412EB650C8D3CF3E63CD&utm_source=SAPHybris&utm_medium=email&utm_campaign=1053&utm_term=Your%20Hampshire%2018%20May%202020_green%20recovery&utm_content=EN)

- 2.3 Further information is awaited from HCC on how its share of the fund will be allocated and, at this stage, town and parish councils have not been consulted. It is possible that the Council might be asked to identify local schemes, however, if and when that happens, it is likely that they will be looking for projects that have evidence to support the need.

- 2.4 There are a number of pedestrian and cycle improvements included in the Ringwood Town Access Plan (<http://www.newforest.gov.uk/article/14292/Ringwood-Town-Access-Plan>), all of which were reviewed in 2017, highlighting those that were still to be progressed. This review could be updated as a starting point to identify local schemes. It should be noted that the TAP was adopted in 2011, so there may well be new ideas and different priorities now.

#### 3. Castleman Trailway

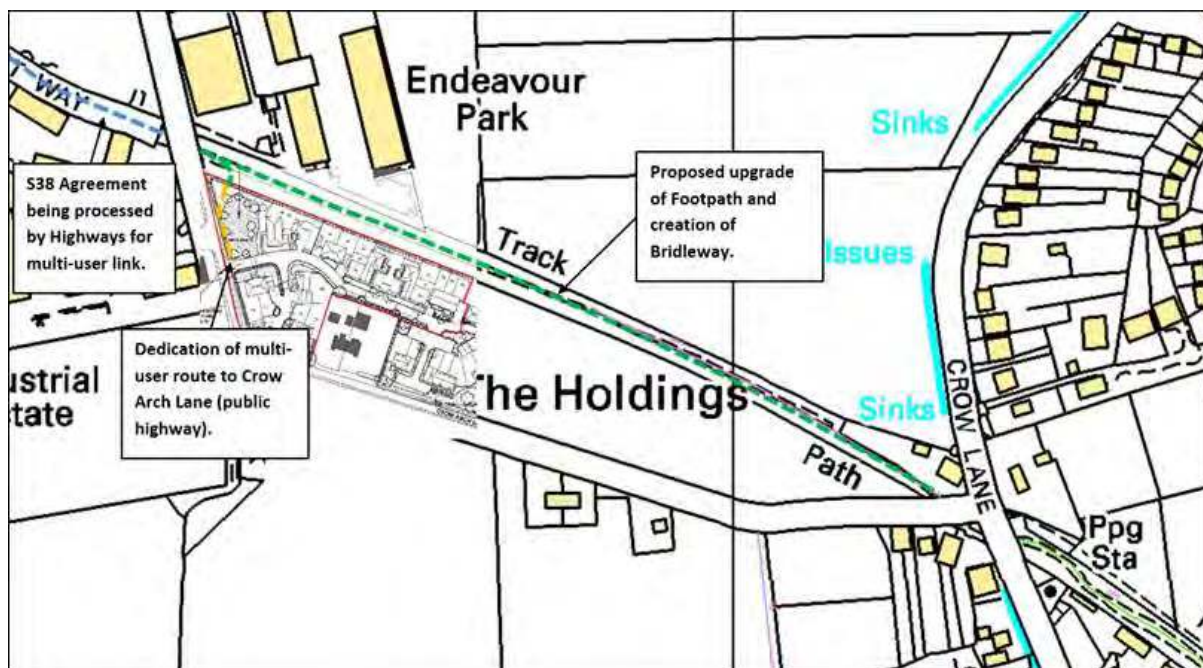
- 3.1 Members will be pleased to note that, following lengthy negotiations between all parties, some progress has now been made in extending the Castleman Trailway between Crow Lane and Embankment Way. Currently Footpath 503 extends for only half the length of this section; this is the part that has already been surfaced by Linden Homes. The remainder is in a poor state, difficult to access and is not recorded as a formal route.

- 3.2 Hampshire County Council (HCC) is in the process of securing a creation agreement with the landowners, creating a bridleway for the length from Crow Lane to the railway bridge. Linden Homes is obligated to surface the remaining



section through a legal agreement associated with the recently consented planning application 18/11648. HCC has also secured a multi-use route from the railway bridge to Embankment Way.

- 3.3 The land under the railway bridge is managed by Highways England and negotiations are ongoing regarding this section. As it has not been possible to conclude these negotiations prior to planning consent being granted to Linden Homes, a new section of path will be created (as shown in yellow on the plan below). This is necessary because, at present, it is not possible to record a route under the bridge, or to surface this section.



#### 4. Issues for decision and any recommendations

- 4.1 This report is provided for information only; there are no decisions to make at this stage.

For further information, contact:

Jo Hurd, Deputy Town Clerk  
Direct Dial: 01425 484721  
Email: jo.hurd@ringwood.gov.uk

Item No.	Name	Recent developments	Resource use				Finish in 2020-21?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
<b>Projects with budgetary implications (included in 2020-21 budget)</b>								
A1	Neighbourhood Plan	3 x consultants have submitted expressions of interest. Project on hold until selection process, and then public consultation, can be undertaken.	£12,000 Provision (£3,000) and grant funding	£0	£0	Could be significant	No	It is expected that £9,000 would be funded by grants available.
A2	Crow Stream Maintenance	Stream banks sprayed in March to control water dropwort. Annual flail and clearance by volunteers will be carried out in September/October.	£1,000 Transfer from Dev Conts	£0	£1,000	Moderate	Probable	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.
A3	Human Sundial	Awaiting start date from HCC.	£10,657 CIL & contribution from Carnival (£5249.15)	£5295.15	£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. Cycle stands are to be installed in the town centre as part of HCC improvements funded by HE – sites identified in Gateway Square and Market Place.	£500 Provision Funded by HCC (with designated funds from Highways England)	£0	£0	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))
<b>Projects with budgetary implications (not included in 2020-21 budget but added since)</b>								
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**Projects with no budgetary implications in 2020-21**

Item No.	Name	Recent developments	Resource use				Finish in 2020-21?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	NFDC Portfolio Holder agreed to divert up to £60K unspent developers' contributions to the provision of the crossing on the south side of the Lidl roundabout.				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists.
C2	A31 improvement scheme	See separate agenda item. HCC implementing Phase 1 of town centre improvements funded by HE designated funds.				Moderate	No	Start date for main scheme expected to be end March 2021.
C3	Moortown drainage improvements	HCC still considering a controlled opening of the system at some point in the future.				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	New signage and some minor improvements will be included in the town centre improvements scheme (C2 above).				Minimal	Probable	
C6	Shared Use Path across Carvers	Work to commence mid-June. RL&OS Cttee considering proposal for environmental enhancements on 3/5/2020.				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 in 202/21.				Minimal	Probable	To be funded from Linden Homes developer contribution.

