

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

Held on Friday 1st May 2020 at 10am

The meeting took place in a virtual environment using “Zoom” video conferencing technology and members of the public and press were given the opportunity to observe or participate in the meeting by pre-registering.

PRESENT: Cllr Philip Day (Chairman)
Cllr Rae Frederick (Vice Chairman)
Cllr Gareth Deboos
Cllr Hilary Edge
Cllr Tony Ring

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Chris Wilkins, Town Clerk
Cllr Jeremy Heron

ABSENT: Cllr Andrew Briers
Cllr Peter Kelleher
Cllr Gloria O'Reilly
Cllr Glenys Turner

The Chairman welcomed everyone to the first meeting that Ringwood Town Council had held by video conferencing and introduced those present.

P/5700 PUBLIC PARTICIPATION

There was one member of the public present interested in an agenda item.

P/5701 APOLOGIES FOR ABSENCE

The Deputy Town Clerk reported that apologies for absence had been received from Cllrs Briers, Kelleher and O'Reilly.

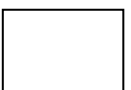
P/5702 DECLARATIONS OF INTEREST

Although they were not declarable pecuniary interests, Cllr Ring made members aware that in respect of planning applications 20/00135, 20/00167, 20/00190, 20/00208, 20/00239 and 20/00257, the applicants were either neighbours or friends.

P/5703 MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 6th March 2020, having been

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Chairman's initials



circulated, be approved and signed as a correct record.

**P/5704
PLANNING APPLICATIONS**

With the agreement of Members, application 20/10360 Lilac Cottage was brought forward for the benefit of the member of the public present. The other applications were then considered in list order.

Although they were not declarable pecuniary interests, Cllr Ring made members aware that in respect of planning applications 20/00135, 20/00167, 20/00190, 20/00208, 20/00239 and 20/00257, the applicants were either neighbours or friends.

Although they were not declarable pecuniary interests, Cllr Heron indicated, that in respect of 20/10337, he had a family connection and 20/10400, the applicant was a personal friend.

RESOLVED: That the observations summarised in *Annex B* be submitted to the planning authority and decisions made under delegated powers (*Annex A*) be noted.

ACTION Nicola Vodden

There being no further business, the Chairman closed the meeting at 11.28am.

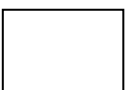
RECEIVED
27th May 2020

APPROVED
6th June 2020

TOWN MAYOR

COMMITTEE CHAIRMAN

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



Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
20/00135	Greenways, Hightown Hill, Ringwood. BH24 3HG	Proposed garage/outbuilding and associated amendments to hard standing	Permission (1)	
20/00167	Wayside, Picket Hill, Ringwood. BH24 3HJ	First floor extension	Permission (1)	
20/00190	The Coach House, Crow Hill, Crow, Ringwood. BH24 3DD	Car port	Permission (1)	
20/00208	Site of Holly Hill, Hangersley Hill, Hangersley. BH24 3JN	Replacement dwelling and garage	Permission (1)	
20/00239	Old Ridings, Hightown Hill, Ringwood. BH24 3HD	Porch	Permission (1)	
20/00257	Land at Forest Corner Farm, Hangersley Hill, Forest Corner, Hangersley. BH24 3JW	Electricity sub station, panel housing and generator; removal of wall	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

Annex A to Planning, Town Environment Committee Minutes 1st May 2020
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
20/10253	Elmsfield, Hightown Road, Hightown, Ringwood. BH24 3DY	Erection of a fence at front of property (retrospective)	Refusal (4)	The Committee agreed that the proposal was out of keeping in the locality. The fence creates a harsh and intrusive boundary treatment detracting from the rural character of the area and is overly prominent in the street scene. The proposal is therefore contrary to the Local Distinctiveness SPD which states the importance of retaining the green character and hedgerow dominance in this area.
20/10260	Somers House, 63, Southampton Road, Ringwood. BH24 1HE	Change of use to Sui Generis to allow the permission for a tattoo studio in the first floor and a coffee shop in the ground floor	Permission (1)	
20/10332	7, Highfield Road, Ringwood. BH24 1RF	Balcony to rear	Permission (1)	
20/10337	Little Hurst, Salisbury Road, Ringwood. BH24 3PA	Single storey rear extension	Refusal (2)	Members agreed that the proposal complied with Policy DM20 in that it respected the size and scale of the property, however it was contrary to Policy as it exceeded the 30% limit and exceptional circumstances had not been argued.

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
20/10345	121, Southampton Road, Ringwood. BH24 1HS	Extending roof to enlarge existing rooms in roof-space; front boundary wall	Refusal (2)	There is no objection in principle to the proposed extension to the roof. However, the proposed boundary treatment is out of keeping with the character of the area, and it is not clear from plans provided whether the NFDC Parking Standards can be met for the proposed increase to 5-bedrooms.
20/10360	Lilac Cottage, 250, Southampton Road, Ringwood. BH24 1JQ	Proposed extension and conversion of existing garage to create annexe / ancillary accommodation	Permission (1)	This observation is based on the amended plans received on 30/4/2020
20/10369	13, Highfield Road, Ringwood. BH24 1RF	Demolition of the existing bungalow; erection of a pair of semi-detached dwellings with associated access and parking	Refusal (4)	The Committee agreed that the proposal was out of keeping with the character of the area and overdevelopment of the plot. There were concerns with the layout of the plot, particularly with one of the properties front entrance being to the side and its proximity with the neighbouring boundary. The proposal would also impact on the current situation regarding on-street parking in the area.
20/10387	Land Adjacent to 37, Fairlie, Ringwood. BH24 1TP	Erection of 3 dwellinghouses; associated parking & landscaping (Outline application with details only of access, appearance, layout and scale)	Refusal (2)	The Committee agreed that whilst there was no issue, in principle, to development of the site, this proposal for 3 properties was excessive and was considered overdevelopment.

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
20/10400	Stubbings Meadow Caravan Park, The Bridges, Ringwood. BH24 1EB	Use of land as part of the mobile home park (Lawful Use Certificate for retaining an existing use or operation)	Officer Decision (5)	
20/10405	Land of 1, Kingfisher Way, Ringwood. BH24 3LP	1 detached house; access from North Poulner Road; parking; window alterations to existing property (permitted development).	Refusal (2)	The Committee agreed that the proposal was overdevelopment of a small plot, with a poor relationship to the existing property. It was out of character for the area and would have a detrimental impact on the street scene, particularly the parking arrangement.
20/10407	17, Hightown Gardens, Ringwood. BH24 3EG	Front & rear single-storey extensions; internal remodelling	Refusal (2)	The proposed increase to the footprint of the property would be overdevelopment of the site and cramped into the space available. The proposal would be overbearing to the neighbouring properties, given the close proximity and have a detrimental impact on the neighbours amenity in terms of overlooking and overshadowing.
20/10415	Boundary Cottage, 272, Christchurch Road, Ringwood. BH24 3AS	Demolish existing buildings; erect terrace of 3 No 3 bed cottages with parking	Refusal (2)	The Committee agreed that the proposal was overdevelopment of the site, out of keeping with other properties in the area and inappropriate for its 'edge of town' location. There would be an adverse impact on the street scene due to the development, loss of habitat and trees.

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 on 16th March 2020, to be noted on 1st May 2020

Number	Site Address	Proposal	RTC recommendation
19/00874	Gaddens, Charles's Lane, Crow, Ringwood. BH24 3FB	Single storey extension; terrace	7/2/2020:- Refusal (4) The proposal is contrary to Policy DP36 16/3/2020:- Amended plans were submitted and referred to Chairman and Deputy Chairman, who agreed that the recommendation be changed to P(1) Permission, but would accept the Planning Officer's decision.

Application decided under delegated powers on 16th April 2020, to be noted on 1st May 2020

Number	Site Address	Proposal	RTC recommendation
CONS/20/0166	Rose Cottage, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Fell 1 x Silver Birch tree	16/4/20:-Refusal (2) Members recommended refusal on the grounds that they do not consider there to be any justification in felling a tree that appears not to be diseased or posing any significant risk to life or property but that they would have no objection to appropriate pruning

Ringwood Town Council - Planning Observations - NFNPA -Decisions made under delegated powers - 3rd April 2020

Number	Site Address	Proposal	Observation	Comments
19/00787	Linford Park Nursing Home, Linford Road, Linford, Ringwood. BH24 3HX	Installation of sewer system and pumping station (Amended Plans)	Refusal (4)	Ringwood Town Council supports the views of Ellingham Harbridge & Ibsley Parish Council. The applicant does not appear to have investigated the suggested alternative of installing a new pipe to the south of the existing building to the old mortuary site and down the side of the access track. This would make the old system redundant, which could then be removed, together with the new track, bunds etc. allowing complete restoration of the woodland and agricultural land. Should the need to excavate the length of Linford Road remain, a Construction Management Statement is required to address concerns over damage to trees (and root protection areas) and explain how the impact on residents will be mitigated. It is further suggested that the applicant be requested to install branches in to the pipeline to give residents the option of connecting to mains drainage in the future.
20/00117	Bagnum Farm House, Bagnum Lane, Bagnum, Ringwood. BH24 3BZ	Single storey link extension between house and stables; alterations to stables to facilitate habitable accommodation	Refusal (2)	The proposal is contrary to Policy DP36

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
20/00118	Bagnum Farm House, Bagnum Lane, Bagnum, Ringwood, BH24 3BZ	Single storey link extension between house and stables; alterations to stables to facilitate habitable accommodation; Internal alterations (Application for Listed Building Consent)	Refusal (2)	The proposal is contrary to Policy DP36
20/00150	Nouale Cottage, Nouale Lane, Poulner, Ringwood. BH24 3EL	Extension to outbuilding	Permission (1)	
20/00151	Nouale Cottage, Nouale Lane, Poulner, Ringwood. BH24 3EL	Extension to outbuilding; internal alterations to outbuilding (Application for Listed Building Consent)	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

Ringwood Town Council - Planning Observations - NFDC -Decisions made under delegated powers - 3rd April 2020

Number	Site Address	Proposal	Observation	Comments
20/10048	74, Eastfield Lane, Ringwood. BH24 1UR	The erection of 3 No. dwellings on an existing underutilised residential plot within the urban area of Ringwood; associated access and parking.	Permission (1)	
20/10129	25, Market Place, Ringwood. BH24 1AN	Convert 25A Market Place into a dwelling, conversion of Coach House into dwelling, change of use of 25 Market Place from A4/A3 with staff accommodation above to a flexible use for B1(a) offices, A2 (professional services) or A1 (retail) and self-contained flat, new access to Strides Lane and the construction of six dwellings with associated gardens, parking spaces and car ports.	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





Number	Site Address	Proposal	Observation	Comments
20/10130	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)	Refusal (2)	It is not clear if the amended plans address the previous reasons for refusal (would cause harm, and impact on the character and fabric of important designated heritage assets) as no updated report from the Conservation Officer was available.
20/10159	37, Hampton Drive, Ringwood. BH24 1SL	Single-storey side & rear extensions	Permission (1)	
20/10197	Land of 70, Eastfield Lane, Ringwood. BH24 1UN	Sever land and erect 2 detached bungalows; parking; demolish existing garage	Refusal (2)	Members reiterated the comments submitted for the previous application, in that, they felt the proposal was cramped and the site would be overdeveloped. It was also out of keeping with the character of the locality considering the density of buildings. There were concerns in relation to the access on to the highway, with the bus stop opposite and proximity of the 'pinch point'. The provision of only 2 parking spaces for the existing 4-bed property would be contrary to NFDC Parking Standards.
20/10210	25, High Street, Ringwood. BH24 1BD	Change of use from A2 (financial) to A3 (restaurant)	Permission (1)	
20/10227	Sarum, Lumby Drive, Ringwood. BH24 1JJ	Single storey rear extension	Permission (1)	
20/10229	51, Fairlie, Ringwood. BH24 1TR	Dormers in association of new first floor; single storey rear extension; fenestration alterations	Refusal (2)	Members had concerns regarding the size of window to the rear of the property and overlooking in respect of No 11A Link Road

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

Ringwood Town Council - Planning Observations to NFDC - Decisions made under delegated powers - 3rd April 2020

Number	Site Address	Proposal	Observation	Comments
20/10235	Avon Court, Gravel Lane, Ringwood. BH24 1LL	Erection of a first floor balcony; exterior alterations to the building (revised scheme)	Refusal (4)	The Committee supports the concerns of the Planning Officer and residents' objections. The proposal would have an unacceptable impact on residents in terms of overlooking, overshadowing, loss of privacy and noise. The appearance would be out of character in the street scene and would result in the loss of landscaping.
20/10236	35, Hightown Road, Ringwood. BH24 1NQ	Installation of new kitchen extract flue	Permission (1)	
20/10239	30, Denholm Close, Poulner, Ringwood. BH24 1TF	Garage to the front; Replace porch	Permission (1)	
20/10270	12a, Carvers Trading Estate, Southampton Road, Ringwood. BH24 1JS	Proposed addition of ventilation equipment to exterior. Proposed addition of use to the building, to allow use as a mixture of showroom and storage space (incl. retention of existing uses).	Permission (1)	
20/10288	37, Bickerley Road, Ringwood. BH24 1EG	Single-storey rear extension	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





Number	Site Address	Proposal	Observation	Comments
20/10289	Tor View, Hightown Road, Hightown, Ringwood. BH24 3DY	Two storey side extension to replace existing garage and form new entrance/porch. Replace existing conservatory roof with flat roof. Re- clad/render existing brickwork finish.	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