

OPEN SESSION: There were no members of the public present.

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

Held on Friday 4<sup>th</sup> May 2018 at 10.00am

PRESENT: Cllr Christopher Treleaven (Chairman)  
Cllr Tim Ward (Vice Chairman)  
Cllr Andrew Briers  
Cllr Philip Day  
Cllr Hilary Edge  
Cllr Christine Ford  
Cllr Gloria O'Reilly  
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk  
Nicola Vodden, Meetings Administrator  
Lucy Hewitt, Student Advisor

### **P/5491 APOLOGIES FOR ABSENCE**

The Deputy Town Clerk reported that apologies for absence had been received from Cllr Ring and Charlotte Amos, Student Advisor.

### **P/5492 DECLARATIONS OF INTEREST**

Cllr Day declared a non-pecuniary interest in application 18/10362, as he lives in Moortown House and is part owner of the shared freehold.

Cllrs Day and Ward declared a non-pecuniary interest in applications 18/10259, 18/10260 and 18/10435, as the applicants had made financial donations or donations in kind to the events team, of which they are members, for the forthcoming street party on 19<sup>th</sup> May.

Cllr Ford declared a non-pecuniary interest in application 18/10478, as she lives in Cunningham Close.

### **P/5493 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the Meeting held on 4<sup>th</sup> April 2018, having been circulated, be approved and signed as a correct record.

### **P/5494 PLANNING APPLICATIONS**

Members considered the planning applications in list order.

18/10259/60 and 18/10435 – Cllrs Day and Ward both declared a non-pecuniary interest, as the applicants had made financial donations or donations in kind to the events team, of which they are members, for the forthcoming street party on 19<sup>th</sup> May.

18/10362 – Cllr Day, declared a non-pecuniary interest, as he lives in Moortown House and is part owner of the shared freehold.

18/10478 - Cllr Ford declared a non-pecuniary interest, as she lives in Cunningham Close.

Lucy Hewitt, Student Advisor left the meeting at 11am. Members wished her well for her exams and the future.

**RESOLVED:** That the observations summarised in *Annex A* be submitted.

<b>ACTION Nicola Vodden</b>
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**P/5495  
A31 IMPROVEMENTS**

The Deputy Town Clerk presented Members with a summary of the meeting with Highways England, on 25<sup>th</sup> April 2018, in respect of the A31 Improvement Scheme (*Annex B*).

The scheme was still in its preliminary design stage and would enter the statutory consultation period in October. Highways England (HE) had confirmed that the bridges would be replaced and that road closures may be unavoidable. Once the draft traffic management proposals were available, they would be made available to the Council for comment.

The importance of an exit barrier on West Street had been highlighted by Members, at the meeting. There would need to be some liaison with HCC in regard to this, as it would be on the local road network and require maintenance.

HE acknowledged that although the scheme would result in a reduction in journey times on the A31, the closure of West Street would impact on the Mansfield Road roundabout, with the traffic increasing significantly. Members had asked for this to be quantified. The Project Manager agreed to check that the assumptions used for the traffic modelling were correct.

There was some disappointment with the vague responses received to questions asked regarding the duration of the scheme, the question of whether West Street would remain open whilst the works were ongoing and alternative routes.

Further meetings had been scheduled for July (when the preliminary design would be frozen) and November (when the preliminary design would be complete).

**RESOLVED:** That the notes of the meeting with Highways England on 25<sup>th</sup> April be received.

<b>ACTION Jo Hurd</b>
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**P/5496**

**HIGHWAYS MAINTENANCE ISSUES**

The Deputy Town Clerk reported that in order to keep a better track of all outstanding highways maintenance matters, a schedule had been drawn up (*Annex C*) and an update would be provided by Richard Bastow, Hampshire Highways, on a monthly basis.

Members requested that Crow Lane Stream issues be included on the schedule in future. There was also concern about the state of Rod Lane, as a result of the increased amount of traffic using it, during the recent Moortown Lane road closure. Also, the lay-by on Christchurch Rd, adjacent to Moortown House, had a number of potholes, which needed attention.

The Deputy Town Clerk was asked to ascertain the position in respect of developer's transport contributions, which had been allocated to schemes, not yet undertaken, and include these in the schedule, if appropriate. However, it was noted that the schedule was for maintenance issues and not necessarily new projects.

A discussion followed in respect of the forthcoming 16 day closure of Christchurch Road, between the Castleman Way and Wellworthy Way roundabouts from 4<sup>th</sup> June. Due to the disruption this would cause to residents and businesses, Members requested confirmation of the reasons why a closure was required and that the road closure is widely publicised, as it was felt that people were not aware.

The Deputy Town Clerk reported that she had already raised concerns with Hampshire Highways regarding the length of the road closure and the diversion route. She would pursue her enquiries and issue a press release.

**RESOLVED:** 1) That the monthly update in respect of highway maintenance issues be noted, with the additions requested;  
2) That further information be obtained in respect of the closure of Christchurch Road and a press release be circulated, to ensure that residents and businesses are aware.

<b>ACTION</b> Jo Hurd
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**P/5497**

**KING'S ARMS LANE STREET LIGHTING**

The Deputy Town Clerk reported that, unfortunately, she was not in a position to give Members any further information on options for the proposed additional street lighting in King's Arms Lane. Members were very disappointed that no response had been received from Hampshire County Council and SSE, with regard to this.

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

**P/5498**

**APPEALS ON PLANNING APPLICATIONS**

Members considered whether to comment further on the following appeals (*Annex C*):-

17/11238 43, Christchurch Road, Ringwood. BH24 1DG – Change of use to (C3) residential; fenestration alterations. On 6<sup>th</sup> October 2017, the Committee recommended permission P(1), but would accept the planning officer's decision. NFDC refused the application. It was agreed that no further comment be submitted in respect of the appeal.

17/10528 Land rear of 226, Southampton Road, Ringwood. BH24 1JQ - House; parking. On 5<sup>th</sup> May 2017, the Committee recommended refusal (4), adding that the proposed dwelling would have a cramped appearance and an adverse impact upon the visual amenities of the area. As it would be back garden / infill development, it would also appear to be contrary to policy CS1 and CS2 of the Core Strategy. It is also contrary to the Parking Standards SPD, with only one space provided for the new dwelling. NFDC refused the application.

Members agreed that a further comment be made in respect of the appeal due to its association with application 17/10529. This application was for permission to create a new access, drop kerb and hardstanding to the front of 226, Southampton Road and was refused by NFDC and dismissed at appeal. Should this appeal be allowed, a new house would be built on the parking area, with one parking space for the new house and no parking for 226, Southampton Road.

17/10702 4, Carvers Trading Estate, Southampton Road, Ringwood. BH24 1JR - Variation of Condition 3 of Planning Permission 02/75841 to allow opening hours 0700 - 2000 Monday - Friday, 0700 - 1800 Saturday, 0900 – 1600. On 2<sup>nd</sup> June 2017, the Committee recommended refusal (2), but would accept planning the officer's decision, adding that to extend the opening times, would be detrimental to the amenity of occupiers of nearby properties, and could set a precedent on the estate. NFDC refused the application. It was agreed that no further comment be submitted in respect of the appeal.

**RESOLVED:** 1) That a comment is submitted in respect of the appeal 17/10528, as outlined above;  
2) That no further comment be submitted in respect of appeals 17/11238 and 17/10702.

<b>ACTION</b> <b>Jo Hurd</b>
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**P/5499  
PROJECTS**

A1 – Traffic Assessment – This will be an agenda item at the next Committee meeting. The Local Plan Review consultation is due in June. Members will be asked to consider whether they wish to pursue the challenge of NFDC's traffic assessment, as planned.

A4 – Human Sundial - A date is awaited from Hampshire County Council for all of the works to tie in.

A6 – Sign Painting at Friday's Cross – It is understood that the Conservation Officer has been consulted prior to a planning application being submitted and formal notification is being sent to the owner of the building, although he has informally agreed to the proposal.

C2 – A31 Improvement Scheme – Officers from the Town Council, New Forest District Council and Hampshire County Council (HCC) met and proposals are to be drawn up by

an officer from HCC. Once the proposals are agreed by Members they will be costed and then sent to Highways England to make the bid for funding.

**RESOLVED:** That the update to projects be received (*Annex E*).

<b>ACTION</b> Jo Hurd
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There being no further business, the Chairman closed the meeting at 11.44pm.

RECEIVED  
30<sup>th</sup> May 2018

APPROVED  
1<sup>st</sup> June 2018

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 4th May 2018  
**Ringwood Town Council - Planning Observations - NFDC**

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
18/10259	23-23A Market Place, Ringwood. BH24 1AN	Create 1 residential flat at ground-floor rear; use as one shop	Permission (1)	
18/10260	23-23A Market Place, Ringwood. BH24 1AN	Create 1 ground-floor flat; remove internal wall to use as one shop (Application for Listed Building Consent)	Refusal (2)	The Committee wished to support the Conservation Officer's comments in respect of the proposed changes to the Listed Building.
18/10276	White Hart Inn, 171 Southampton Road, Ringwood. BH24 1HU	Detached store	Permission (1)	
18/10362	6, Moortown House, Christchurch Road, Ringwood. BH24 3AN	Replacement front door (Application for Listed Building Consent)	Permission (1)	Members felt that the style of door proposed was in keeping with the historical context of the Listed Building.
18/10406	19, Forestside Gardens, Ringwood. BH24 1SZ	Single-storey front extension; outbuilding	Permission (1)	
18/10435	King Edgar Lodge, 65, Christchurch Road, Ringwood. BH24 1DH	Free standing non-illuminated sign, banner signs non-illuminated (Application for Advertisement Consent)	Refusal (4)	Members felt that the extent of advertising on site was grossly excessive considering the character of the area and the fact that only one flat remains unsold. It was also noted that, despite enforcement action, some unauthorised signs remained in place.
18/10444	88, Kingfisher Way, Ringwood. BH24 3LN	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
18/10448	Hazel Cottage, Gorley Road, Ringwood. BH24 1TJ	Detached garage	Permission (1)	
18/10460	28, Meadow Road, Ringwood. BH24 1RU	Single-storey rear extension	Permission (1)	
18/10473	Unit 9, Pintail Business Park, 165, Christchurch Road, Ringwood. BH24 3AL	Window to rear elevation; extension to first-floor mezzanine	Permission (1)	
18/10476	30, Wanstead Close, Ringwood. BH24 1SJ	6ft boundary fence	Permission (1)	
18/10478	17, Cunningham Close, Poulner, Ringwood. BH24 1XW	Two-storey side extension; Single-storey rear extension	Permission (1)	
18/10480	10, Middleton Road, Ringwood. BH24 1RN	Two-storey side extension; Single-storey rear extension; access alterations	Permission (1)	
18/10486	1, Broadshard Lane, Ringwood. BH24 1RW	Detached Garage	Permission (1)	
18/10499	Avon Court, Gravel Lane, Ringwood. BH24 1LL	Use of flats 4 & 9 as residential (Use Class C3) (Lawful Development Certificate for retaining an existing use or operation)	Officer Decision (5)	

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
18/10511	Colten House, Wellworthy Way, Ringwood. BH24 3FE	Variation of condition 1 of planning permission 13/11451 to allow new plan numbers: 193/01 and 193/02 to reduce footprint and relocate warehouse building		Consideration of this application was deferred until the next meeting in June.
18/10512	Unit 3E, Austin Park, Yeoman Road, Ringwood. BH24 3FG	Detached garage	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 - NFNPA

Number	Site Address	Proposal	Observation	Comments
18/00284	Melita, Burcombe Lane, Hangersley, Ringwood. BH24 3JT	Single storey extension	Permission (1)	This recommendation is made on the condition that the officers are satisfied that the 30% rule would not be breached.
18/00326	Half Way Cottage, Crow Hill, Crow, Ringwood. BH24 3DE	Single storey extension (demolition of existing)	Permission (1)	
CONS/18/0336	East Wing, Manor House, Southampton Road, Ringwood. BH24 1HE	Fell 1 x Leylandii tree	Permission (1)	
CONS/18/0365	Lake House, 23 Christchurch Road, Ringwood. BH24 1DG	Prune 2 x Lawson Fir trees	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

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

11am, 25<sup>th</sup> April 2018 – Ringwood Gateway

**Present:**

Jens Reinke	Project Manager (outgoing), Highways England (HE)
Daniel Kittredge	Project Manager (incoming), Highways England
Lynn Robinson	Assistant Project Manager, Highways England
Annie Tomlinson	HCC
Ben Brooks-Martin	HCC
Dean Brunton	NFDC
Jo Hurd	RTC
Councillors Ford, Heron, Rippon-Swaine, Thierry, Ward	

**Apologies:**

Cllr Treleaven            RTC

It was noted that Daniel would be taking over the role of Project Manager from Jens.

**1. Update on the Scheme**

It was re-confirmed that both bridges on the westbound carriageway would be replaced as part of the scheme, and that discussions were ongoing with the Environment Agency about design and implementation. It was possible that the bridge over the Avon may be replaced with a single-span, with the existing central pier left to deteriorate over time. This may increase the length of the construction period, particularly due to the environmental restrictions (e.g. no work would be able to take place in the winter months due to salmon spawning), but the start date was still scheduled for March 2021.

Although the guiding principle would be to keep traffic moving, it may be necessary to implement road closures, perhaps for a couple of weekends, for the bridge replacement work. It was acknowledged that the lengthy diversion route necessary for a road closure was unsustainable and all options, including contraflow, would be investigated to avoid this if possible.

Draft traffic management proposals would be put forward and comments invited at the appropriate stage. The Town Council's request for West Street to remain open during construction was noted.

It was noted that the scheme was still in preliminary design stage.

**2. RTC comments**

The Town Council had submitted comments on the scheme to HE in December 2017, following the Preferred Route Announcement, and these were considered as follows:

*The Town Council:*

1) *Approves of the A31 Improvement Scheme, to widen the westbound carriageway to 3 lanes, in order to reduce congestion for users of the A31, reduce congestion for local people, improve journey times and reduce pollution.*

The Council's support was appreciated.

# B

2) *Supports the proposed closure of West Street on safety grounds, with a caveat that there needs to be emergency access onto the A31 from the Market Place, with the operation of a barrier/smart card system.*

HE would be discussing the possibility of installing a barrier with HCC, as this would be on the local road network and HCC would be responsible for any future maintenance.

It was noted that road closures are put in place for town centre events (High Street/Market Place) and that buses and residents are able to exit via West Street and the A31 on these occasions. If this were no longer possible, it could have a serious impact on those events.

A turning point for lorries, including artics, had still to be designed.

3) *Recommends that there be no direct access to or from the A31 for the petrol station, in the interests of safety.*

4) *Proposes that, in the event that 3 above is rejected, the slip road at the petrol station be extended the full length to the Verwood turnoff and investigations be made into alternative solutions for entry/exit to the petrol station, possibly from the Verwood road;*

Some Members continued to have reservations about the safety of the garage remaining open, particularly as traffic speeds were predicted to increase and there would be an additional lane to negotiate. JR explained that, with the closure of West Street, the traffic modelling did not show any serious issues – he emphasised HE's priority for a safer network.

HE would be looking to make the exit from the garage safer as part of the design process, and would also be looking at the length of the slip road as part of this.

5) *Requires that there be a robust implementation plan in place to minimise the impact on residents during the construction period, due to the effects of contraflows, overnight closures and diversion routes for its expected 18 months duration. In addition, Highways England must ensure that the works do not coincide with planned works on the A338 (between the Blackwater and Cooper Dean junctions).*

The A338 works are due to be completed before the start of works on this scheme in March 2021. A Traffic Management Plan will be prepared in order to achieve a robust implementation of the scheme.

6) *Requires that specific noise and vibration abatement measures be implemented for residents along the route and for the Parish Church.*

Noise and vibration will be looked at as part of the design. A meeting with representatives of the Parish Church had been arranged.

Members reported that there had been some complaints of noise from residents in Parsonage Barn Lane, although it was noted that this was outside of the scope of the scheme. The "clip clop" noise reported (rather than a rumble) could be caused by manhole covers or expansion joints. It was now possible to use noise reducing joints.

7) *Requires an assurance that traffic re-modelling takes into account the new Local Plan and future projections for traffic with the possible development of Sites P, Q and R, including volume of traffic at peak times.*

The Traffic Forecasting Report used “alternate planning assumptions”, and this was challenged by Members. Revised figures on proposed new housing numbers had been provided by NFDC.

There was some concern that, although the flow on the A31 at peak times would reduce journey times by up to 6 minutes, there would be a significant increase (although time was not specified) in journey times along Mansfield Road.

DK agreed to ask for the modelling to be re-assessed, and to check that the assumptions made were correct.

8) *Requires that the re-modelling statistics be made available to the Town Council’s own traffic consultants.*

DK said that he would be happy to pass on the information.

9) *Requires Town Centre access improvements for pedestrians and cyclists and believes that it is the duty of Highways England to provide this. Ringwood is unique in that it has a trunk road through the town and improvements are needed to compensate for this and to help the community to prosper. In this respect, it will be necessary to work with Hampshire County Council and New Forest District Council.*

The Town Council had agreed schemes for inclusion in the bid for designated funds, which was the only way to fund schemes off the network. Officers from RTC, NFDC and HCC had met to discuss the schemes in detail and HCC had agreed to fund some feasibility work, to include costings, which HE required for the bid.

10) *Requires that signage and lane management be improved from Picket Post in order to keep traffic on the A31 and to make it clear that there is no re-access to the A31 through the town.*

Signage will be considered as part of the design to ensure the West Street Closure is well promoted. Lane management will also be well signed.

11) *Recommends that consideration be given to the introduction of a 50mph speed limit from Picket Post. This proposal has overwhelming public support.*

This sits outside the remit of the project and would have to form part of a wider route strategy.

### **3. Key Milestones and Future Meetings**

Preliminary design would be frozen by mid-July and completed in October. A statutory consultation phase would follow until early 2020, and this would be followed by a 12-month detailed design phase.

It was agreed to schedule meetings for July and November.

### **4. Upcoming Work**

GI (ground investigation) surveys would be carried out over the next month for a period of 2 weeks. This would require closure of the on-slips at the main Ringwood junction and a lane closure. It was expected that the West Street on-slip would remain open.

# B

Consultants had been informed that they must give 2-weeks' notice of any future visits for surveys etc.

## **5. Meetings with Stakeholders.**

A meeting with the Parish Church had been arranged to discuss mitigating noise and vibration.

It was hoped to arrange a meeting with Somerley Estate to discuss access to the river channel.

## Schedule of outstanding highways maintenance issues raised with Hampshire Highways

Ref. No.	Location in Ringwood	Nature of defect/issue	Additional comments	Comments from HCC
R/002	B3347 Mansfield Rd/Southampton Rd Roundabout	Repainting of "KEEP CLEAR" road markings	Logged on Hantsweb 26/02/18 ref no. 21343555	To be included in programme for remarking currently in progress
R/003	B3347 Mansfield Rd/Southampton Rd Roundabout	Recurrent damage to turf surface by turning HGVs	Perimeter paving is preferred solution.	Not a high priority given for funding the level of damage to the network currently having to be dealt with. Would the TC consider a contribution?
R/004	A31/B3347 Intersection	Repainting of "KEEP CLEAR" road markings	Logged on Hantsweb 26/02/18 ref no. 21343556	To be included in programme for remarking currently in progress
R/005	Market Place (Human Sundial paved area and surrounds)	Arrangements for implementation of agreed joint works	Specification of works and topographical drawing supplied by RTC. Agreement on costs and timing awaited from HCC.	Agreement in principle to share road space with HCC works. Timing and phasing yet to be agreed.
R/006	Town Centre (Pedal Car Grand Prix "circuit")	Sunken ironworks, potholes, loose pavers, etc.	Need to be fixed by 7 <sup>th</sup> July	Inspection and repairs to be arranged as for previous events.
R/007	B3347 Mansfield Road/Southampton Rd Jct.	Safety barrier damaged by collision.	<b>Completed 23/04/2018</b> SSE still to infill trench	Will ensure SSE complete their reinstatement.
R/008	5/7 Christchurch Road Kerb outside The Cellar (previously YoYo)	Replacement kerb required		Crew being assigned to Town Centre works from 30/04/18. This will be included but other works have a higher priority e.g. Meeting House Lane





Ref. No.	Location in Ringwood	Nature of defect/issue	Additional comments	Comments from HCC
R/009	Meeting House Lane	Replacement of damaged/missing pavers and repair of dropped ironwork		Crew being assigned to Town Centre works from 30/04/18. This will be given priority.
R/010	High Street	Repair/replacement of loose/damaged/missing pavers on pavement and in road.		Crew being assigned to Town Centre works from 30/04/18.
R/011	The Furlong	Sunken blocks and some replaced with tarmac		Crew being assigned to Town Centre works from 30/04/18. Priority given to sunken areas.

# D

**From:** [planning.appeals@nfdc.gov.uk](mailto:planning.appeals@nfdc.gov.uk)  
**Sent:** Friday, April 13, 2018 10:40:01 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London  
**To:** [REDACTED]  
**Subject:** Appeal received on 17/11238

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: **17/11238**

Planning Inspectorate Reference: APP/B1740/W/17/3190270

Site: **43 CHRISTCHURCH ROAD, RINGWOOD BH24 1DG**

Description: Change of use of ground floor to (C3) residential (1 flat); fenestration alterations

Reason(s) for refusal: The proposed conversion of this shop unit to a residential use would result in erosion of active ground floor frontage within a defined Secondary Shopping Frontage and Ringwood Town Centre, to the detriment of the viability and vitality of the local retail offer, contrary to Policy CS20 of the Core Strategy for the New Forest District outside the National Park (2009) and Policy DM15 of the Local Plan Part 2 Sites and Development Management Development Plan Document (2014).

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

[http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEWFO\\_DCAPR\\_202614](http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEWFO_DCAPR_202614)

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/05/2018.

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**Ringwood Town Council recommendation (6/10/17):-**

**Permission (1) The Committee supported the Conservation Officer's view that there should be a condition in respect of the windows.**

# D

**From:** [planning.appeals@nfdc.gov.uk](mailto:planning.appeals@nfdc.gov.uk)  
**Sent:** Friday, April 13, 2018 11:10:01 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London  
**To:** [REDACTED]  
**Subject:** Appeal received on 17/10528

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: **17/10528**

Planning Inspectorate Reference: APP/B1740/W/17/3190923

Site: **Land rear of 226 SOUTHAMPTON ROAD, RINGWOOD BH24 1JQ**

Description: House; parking

Reason(s) for refusal: The proposed development does not follow any rhythm to the spacing, building line or height of structures around it and the unfenestrated side elevations would appear heavily massed and incongruous in this location, isolated from other structures. The proposed landscaping would fail to soften views of the dwelling and associated parking from Wessex Road. Furthermore, the proposal would have a small and contrived garden curtilage and fails to provide the requisite level of off-street parking, which emphasises the cramped nature of this development. Consequently due to its siting, design, scale and size of plot, the proposed dwelling would appear as an isolated form of development, out of character with the pattern of development and street scene of Wessex Road, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, Ringwood Local Distinctiveness Document and paragraph 64 of the National Planning Policy Framework.

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

[http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=\\_NEWFO\\_DCAPR\\_=200985](http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_NEWFO_DCAPR_=200985)

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/05/2018.

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**Ringwood Town Council recommendation (5/5/17):-**

**Refusal (4) Members felt that the same observations applied to this proposal as the previous application for the site, in that the proposed dwelling would have a cramped appearance and an adverse impact upon the visual amenities of the area. As it would be back garden / infill development, it would also appear to be contrary to policy CS1 and CS2 of the Core Strategy. It is also contrary to the Parking Standards SPD, with only one space provided for the new dwelling.**

# D

**From:** [planning.appeals@nfdc.gov.uk](mailto:planning.appeals@nfdc.gov.uk)  
**Sent:** Friday, April 13, 2018 11:00:03 AM (UTC+00:00) Dublin, Edinburgh, Lisbon, London  
**To:** [REDACTED]  
**Subject:** Appeal received on 17/10702

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 17/10702

Planning Inspectorate Reference: APP/B1740/W/18/3193387

Site: 4 CARVERS TRADING ESTATE, SOUTHAMPTON ROAD, RINGWOOD BH24 1JR

Description: Variation of Condition 3 of Planning Permission 02/75841 to allow opening hours 0700 - 2000 Monday - Friday, 0700 - 1800 Saturday, 0900 - 1600 Sunday

Reason(s) for refusal: By virtue of the additional noise impacts arising from vehicle movements and operations earlier in the morning, the proposed change in opening hours on a Sunday is considered to be unacceptable and contrary to the amenity related provisions of Policy CS2 of the Core Strategy for the New Forest District outside the National Park (2009).

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

[http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEWFO\\_DCAPR\\_=201427](http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEWFO_DCAPR_=201427)

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/05/2018.

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**Ringwood Town Council observation (2/6/17):-**

**Refusal (2) Members felt that this application, to extend the opening times, would be detrimental to the amenity of occupiers of nearby properties, and could set a precedent on the estate.**



Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2018-19 budget)								
A1	Traffic Assessment	Quotation of £2,950 accepted for traffic assessment – may increase due to time lapse	£4,000 (Provision)	£0	£2,950	Moderate	Probable	Local Plan Review pre-submission consultation due June/July 2018 Budget revised from £7,000
A2	Cycle Stands	Included in plans for Market Place improvements	£500 (Provision)	£0	£500	Minimal	Probable	Awaiting choice/availability of site
A3	Crow Stream	Annual flail, clearance and spraying	£1,020	£0	£1,020	Moderate	Probable	
A4	Human Sundial	Project to repair and restore the Human Sundial and surrounding area in the Market Place	£8,000	£0	£8,000	Moderate	Probable	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518))
A5	Neighbourhood Plan	Consultant to be engaged to undertake cost-benefit analysis of preparing a Plan	£3,000	£0	£3,000	Moderate	Probable	
A6	Sign Painting at Friday's Cross		£400	£0	£400	Minimal	Probable	Ringwood Society project, with contribution and support from RTC
A7	Street-lighting in Kings Arms Lane	Work not carried out as expected as pole disconnected from mains – awaiting details of other options and outline costs from HCC/SSE	£0	£0	£800	Minimal	Possible	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497)) HCC agreed to adopt for maintenance purposes.
Projects with budgetary implications (not included in 2018-19 budget but added since)								
B								



Projects with no budgetary implications

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	HCC completed feasibility of 2 crossings (north and south of Lidl roundabout) – awaiting approval prior to design and implementation				Minimal	Probable	Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	HCC allocated resources to carry out feasibility study to inform bid for designated funds				Moderate	Unlikely	Might involve use of developer contributions in addition to contributions from Highways England
C3	Moortown drainage improvements					Minimal	Probable	To be carried out and funded by HCC



Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements						Budget Bid Priority (specify number)
			Finance			Time and attention			
			RTC recurring cost	RTC non- recurring cost	Other source	Members	Staff	Others	
Projects with budgetary implications (for inclusion as bids in 2019-20 budget)									
A									
Projects with budgetary implications (for possible inclusion as bids in later budgets)									
B1	Rear of Southampton Road	To improve the aspect of the rear of buildings in Southampton Road to Meeting House Lane (Ringwood Society)	£0	£?	£?				
B2	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party/Ringwood Society)	£0	£?	£?				
Projects with no budgetary implications									
C									