

OPEN SESSION: There were 2 members of the public present to observe the meeting.

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

Held on Friday 5th October 2018 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Andrew Briers
Cllr Philip Day
Cllr Hilary Edge
Cllr Christine Ford (*until 11:10am*)
Cllr Gloria O'Reilly
Cllr Tony Ring
Cllr Angela Wiseman (*until 11:18am*)

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Sophie Emery, Student Advisor
Accalia Smith, Student Advisor

At the start of the meeting, the Chairman welcomed the new Student Advisors to their first meeting.

**P/5540
APOLOGIES FOR ABSENCE**

All Members were present.

**P/5541
DECLARATIONS OF INTEREST**

Cllr Ring declared a non-pecuniary interest in planning application 18/11144 as the applicant is a long standing friend.

Cllr Treleaven declared a non-pecuniary interest in the appeal 17/11772 23, New Road, as the applicant is a long standing friend. He took no part in the discussion on the matter.

**P/5542
MINUTES OF PREVIOUS MEETING**

RESOLVED: That the Minutes of the Meeting held on 7th September 2018, having been circulated, be approved and signed as a correct record.

**P/5543
PLANNING APPLICATIONS**



Members considered the list of planning applications.

Cllr Ring declared a non-pecuniary interest in planning application 18/11144 as the applicant is a long standing friend.

Members did not comment on applications 18/11164 War Memorial and 18/11211 Memorial Lantern, as the Town Council was the applicant.

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

ACTION Nicola Vodden

**P/5544
APPEALS**

The Chairman confirmed that the comments already made in respect of the planning applications would be submitted to the Inspector. Members considered whether to submit further comments in respect of the following appeals (*Annex B*):-

i) APP/B1740/W/18/3204137 – 18/10173 – Land of Gorran House, 6, Butlers Lane, Poulner, Ringwood. BH24 1UB – deadline 17/10/18 – the grounds of appeal can be viewed via the link <http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= NEWFO DCAPR 2 04239>

ii) APP/B1740/W/18/3204836 - 17/11772 – Land adjacent to 23 New Road, Ringwood. BH24 3AU – deadline 17/10/18 – the grounds of appeal ca be viewed via the link <http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= NEWFO DCAPR 2 03817>

Cllr Treleven declared a non-pecuniary interest in this appeal, as the applicant is a long standing friend. He took no part in the discussion and Cllr Ward took the Chair for this matter.

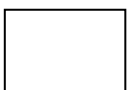
RESOLVED: That no further comment be submitted in respect of either appeal.

ACTION Nicola Vodden

Cllr Ford left the meeting at 11.10am.

**P/5545
PROJECTS**

A3 – Crow Stream – Dr Peter Street and a team of volunteers had completed the annual clearance of Crow Stream, which had been more difficult this year, due to excessive growth of weed on the stream bed, and it had taken the ground staff 9 hours to dispose of the debris. The grounds team had also cleared the ditch from the Elm Tree to Crow crossroads. A meeting with NFDC, HCC and Linden Homes was scheduled for 18th October, where the outstanding issues would be raised.



A4 – Human Sundial – It was noted that HCC had offered an engineer to project manage (but that the Working Party would oversee) the project, but this would not be until the new year. There were no dates confirmed and the Deputy Town Clerk would continue to press for this.

A2 – Cycle Stand – In view of the delay with A4, it was felt that this project should be pursued separately, as there was a need for additional cycle stands in town, particularly in the vicinity of the Market Place. A budget of £500 had been set. A potential location was identified, on the paved area, adjacent to the first two parking bays, near The Old Bank House. The Deputy Town Clerk was asked to progress the project and liaise with the relevant parties and officers about the suitability of the site.

Cllr Wiseman left the meeting at 11.18am.

A5 – Neighbourhood Plan – The Chairman gave an update on this item and the decision made at the Full Council meeting on 26th September, whereby a small majority agreed to proceed towards adopting a Neighbourhood Plan. The next step is for a suitably qualified consultant to be invited to the next Full Council meeting, to explain more fully the process of a Neighbourhood Plan and for a decision to be made, whether to proceed further. It was felt that all Councillors should have the opportunity to vote on the matter and that there will need to be a significant majority in favour, for it to proceed.

A6 – Sign Painting at Friday’s Cross – The Town Clerk has engaged the contractor and is liaising with the owner of the building in respect of suitable dates. Thanks were extended to Cllr Day, the Town Clerk and members of Ringwood Society for their assistance in progressing the project.

C1 – Pedestrian Crossings Christchurch Road – Cllr Thierry had requested a meeting with HCC, to discuss this and would report back to Full Council.

An additional project was added to the list.

Improved signage for the new cycle path linking New Street to Wellworthy Way.
HCC considered that this may not be possible, as not considered a high priority. Members agreed that the Deputy Town Clerk investigate whether the Council could progress this project itself, drawing down funds from developers contributions held by NFDC. Cllr Thierry would also discuss this matter at the meeting with HCC (see C1).

C2 – A31 Improvements scheme – A decision on the bid for funds for town centre improvements was awaited.

C3 – Moortown drainage improvements – This will be discussed further at the meeting on 18th October (see A3).

RESOLVED: That the update on projects (*Annex C*) be received.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 11:45 am.

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Chairman’s initials



RECEIVED
31st October 2018

APPROVED
2nd November 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 5th October 2018
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
18/11044	Unit 7, Endeavour Business Park, Crow Arch Lane, Ringwood. BH24 1SF	Window alterations;	Permission (1)	
18/11144	Henderson Bearings, Crow Arch Lane, Ringwood. BH24 1NZ	Single-storey front extension	Permission (1)	
18/11152	10, The Mount, Poulner, Ringwood. BH24 1XX	Single-storey rear extension; change of use of garage to living accommodation and store	Refusal (4)	The Committee objected to the Planning Officers comment which suggested the resulting lack of parking could be resolved by on-road parking. This application clearly does not meet the Parking Standard for a 3-bed property.
18/11164	War Memorial, Christchurch Road, Ringwood.	Repair and maintain war memorial; repair & replace damaged stones; repoint; repair damaged lettering to roll of honour; replace second world war roll of honour (Application for Listed Building Consent)	No comment was made on this application.	
18/11167	Arima, Hightown Road, Hightown, Ringwood. BH24 3DY	Raise ridge height; roof alterations; dormer in association with new first floor; juliet balcony; fenestration alterations	Refusal (2)	The Committee made this recommendation as there was no information provided in respect of parking provision. Should Officers be satisfied that the Parking Standards are met within the plot, Members would have no objection to the application.

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

Number	Site Address	Proposal	Observation	Comments
18/11178	16, College Road, Ringwood. BH24 1NX	Single-storey side extension	Refusal (2)	Members supported the Conservation Officer's comments, in that the design of this particular extension is inappropriate and would compromise the character of the building and the road, in the Conservation Area.
18/11197	126, Northfield Road, Ringwood. BH24 1SU	Single-storey rear extension	Permission (1)	
18/11207	98, Northfield Road, Ringwood. BH24 1SU	Single-storey rear extension	Permission (1)	
18/11211	Ringwood Gateway, The Furlong, Ringwood. BH24 1AT	Memorial Lantern to front elevation	No comment was made on this application.	
18/11214	Land of Duporth, Gorley Road, Ringwood. BH24 1TJ	Bungalow; parking; demolition of existing garage	Refusal (4)	Members felt that this proposal was a cramped development, on this particular site, forward of the building line. They were also concerned with the lack of amenity space, parking provision and proposed access to the property.
18/11224	27, Parsonage Barn Lane, Ringwood. BH24 1PS	Detached garage with office (Retrospective)	Permission (1)	
18/11232	15, Hudson Road, Poulner, Ringwood. BH24 1XL	Two-storey side extension; first floor extension; use garage as living accommodation	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
18/11244	12, Morant Road, Ringwood. BH24 1SX	Roof alterations in association with new first floor; two-storey rear extension; juliet balcony; flue	Refusal (2)	The Committee made this recommendation as there was no information provided in respect of parking provision. Should Officers be satisfied that the Parking Standards are met within the plot, Members would have no objection to the application.
18/11266	21a, Christchurch Road, Ringwood. BH24 1DG	Installation of replacement windows	Refusal (2)	The Committee fully supported the Conservation Officer's observations.
18/11267	21a, Christchurch Road, Ringwood. BH24 1DG	Installation of replacement windows (Application for Listed Building Consent)	Refusal (2)	The Committee fully supported the Conservation Officer's observations.
18/11288	Premier Inn, Spring Lane, Ringwood. BH24 3FH	5 external lights	Deferred to the next meeting on 2nd November	Before making a recommendation, Members wished to know the views of officers (Planning, Highways and Environmental Health) in respect of the impact on the locality of the level of lighting proposed.

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 5th October 2018

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
TPO/18/0888	8 Eastfield Court, Ringwood. BH24 1US	Prune 1 x Ash tree	Permission (1)	
TPO/18/0930	Croquets, Linford Road, Hangersley, Ringwood. BH24 3JN	Fell 1 x Eucalyptus tree	Permission (1)	

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

Applications decided under delegated powers : to be noted

On 5th October 2018 at 10:00 am

Number	Applicant	Site Address	Proposal
CONS/18/0835	Mrs Waugh	Androse Gardens, Bickerley Road, Ringwood. BH24 1EG	Fell 1 x Silver Birch tree Prune 1 x Magnolia tree Prune 1 x Acacia tree Prune 1 x Beech tree Prune 1 x Lawson Cypress tree Prune 1 x group of mixed trees OBSERVATION 19/9/18:-Recommend Permission (1), but would accept Tree Officer's decision.

From: planning.appeals@nfdc.gov.uk
Sent: 12 September 2018 13:40
To:
Subject: Appeal received on 18/10173

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: 18/10173

Planning Inspectorate Reference: APP/B1740/W/18/3204137

Site: Land of GORRAN HOUSE, 6 BUTLERS LANE, POULNER, RINGWOOD BH24 1UB

Description: Bungalow; parking; access from Croft Road; roof alterations to existing dwelling to include dormers to south & east elevations; roof lights; cropped gable; window & door alterations

Reason(s) for refusal: The proposed development constitutes overdevelopment of the site by virtue of the cramped and contrived layout, poor levels of space about the building and loss of greenery. Consequently the proposal would deplete the character of the area, 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.

The site is extremely constrained by adjoining trees, which would shade the dwelling and the limited amount of open space about the building. Consequently the proposal would fail to provide an acceptable level of amenity space to future occupiers of the dwelling, contrary to the amenity related provisions of Policy CS2 of the Core Strategy for the New Forest District outside the National Park and paragraph 17 of the National Planning Policy Framework.

The site is extremely constrained by adjoining trees and the proposal would lead to future pressure for regular tree maintenance, due to shading of the dwelling and its curtilage, falling debris and root damage. Regular tree maintenance work would be detrimental to the public amenity value of protected trees and character of the area, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park and the Ringwood Local Distinctiveness Document.

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 =204239>

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 17/10/2018.

If you prefer to write in, please write quoting the appeal reference to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN to arrive no later than 17/10/2018.

Ringwood Town Council's Planning Committee considered the application on 16th March 2018 and recommended permission (1), but would accept the Planning Officer's decision.

From: planning.appeals@nfdc.gov.uk
Sent: 12 September 2018 14:30
To:
Subject: Appeal received on 17/11772

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: 17/11772

Planning Inspectorate Reference: APP/B1740/W/18/3204836

Site: Land adjacent to 23 NEW ROAD, RINGWOOD BH24 3AU

Description: 2 bungalows (Outline application with all matters reserved)

Reason(s) for refusal: The proposal would constitute unjustified residential development in an area of countryside that is designated Green Belt, and the proposal would therefore also constitute inappropriate development in the Green Belt. The development would, moreover, have a detrimental urbanising impact due to the significant encroachment of built form into an open rural edge setting, which would be harmful to the character and appearance of the area. It is not considered very special circumstances to justify the proposal would apply, and, accordingly, the proposed development would be contrary to the National Planning Policy Framework's policies on Green Belt, Policies CS2 and CS10 of the Core Strategy for New Forest District outside of the National Park and policy DM20 of the Local Plan Part 2: Sites and Development Management.

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 =203817>

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 17/10/2018.

If you prefer to write in, please write quoting the appeal reference to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN to arrive no later than 17/10/2018.

Ringwood Town Council's Planning Committee considered the application on 2nd February 2018 and recommended refusal (2), but would accept the Planning Officer's decision. It added that ' The Committee supported the Planning Officer with regard to the proposal being contrary to Policy DM20 and an encroachment on Green Belt land.'



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	Agreed not to proceed at Full Council 27/06/2018 (C/6167 refers)	£4,000 (Provision)	£0	£0	N/A	N/A	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 and clearance by volunteers carried out in August/September. Stream banks to be sprayed in Spring to control growth of hemlock water dropwort.	£1,020	£0	£1,020	Moderate	Probable	RTC invited to a meeting with NFDC, HCC and Linden Homes to discuss drainage issues on 18/10/18.
A4	Human Sundial	HCC have offered an engineer to project manage the scheme early in the new year.	£8,000	£0	£8,000	Moderate	Possible	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	Recommendation to proceed not supported by PT&E Committee on 3/8/18. Item on agenda for Full Council 26/9/18.	£3,000	£0	£3,000	Moderate	Probable	
A6	Sign Painting at Friday's Cross	Planning consent granted 24/7/18 Ringwood Society obtaining quotes for sign painting and scaffold.	£1300	£66	£1300	Minimal	Probable	Ringwood Society project, with contribution and support from RTC Budget increase and procurement agreed by P&F 19/9/18 (F/5606)
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)

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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 crossing to south of Lidl roundabout and carrying out feasibility of crossing to north in revised location– awaiting approval prior to design and implementation				Minimal	Probable	Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	Feasibility report for proposed town centre improvements submitted by HCC to HE to support bid for designated funds. Next meeting with HE due early 2019.				Moderate	Unlikely	Town centre improvements might require use of developer contributions in addition to contributions from Highways England, if bid is successful.
C3	Moortown drainage improvements	HCC intend to open the Moortown Lane system this winter – the valve will be slowly opened when there is enough water to monitor the effect over a few days.				Moderate	Probable	To be carried out and funded by HCC. Non-return flap valves still to be fitted, to prevent stream backflowing – to be discussed further with HCC at drainage meeting on 18/10/18