

OPEN SESSION: There were 6 members of the public present interested in items on the agenda.

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

Held on Friday 6<sup>th</sup> April 2018 at 10.00am

PRESENT: Cllr Christopher Treleaven (Chairman)  
Cllr Tim Ward (Vice Chairman)  
Cllr Andrew Briers  
Cllr Philip Day  
Cllr Hilary Edge (until 11:55am)  
Cllr Christine Ford  
Cllr Gloria O'Reilly  
Cllr Tony Ring  
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk  
Nicola Vodden, Meetings Administrator

### **P/5485 APOLOGIES FOR ABSENCE**

There were none.

### **P/5486 DECLARATIONS OF INTEREST**

Cllr Briers declared a pecuniary interest in application 18/10262 as he is the agent.

### **P/5487 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the Meeting held on 16<sup>th</sup> March 2018, having been circulated, be approved and signed as a correct record.

### **P/5488 PLANNING APPLICATIONS**

Members considered the planning applications.

With the agreement of all Members, the following applications were brought forward for the benefit of the members of the public present:-

18/00135 - Land Adjacent To Fernleigh, Cowpitts Lane, Ringwood. BH24 3LH. The application was for 1 no. new dwelling with attached garage; creation of access track and associated landscaping; post and rail fencing. A member of the public spoke objecting to the application due to its location in the National Park and the use of the area by the public. Members recommended refusal (4) adding that the application was contrary to Policy CP12 and no exceptions to policy had been argued or satisfied.

18/10253 - Latifa, Salisbury Road, Ringwood. BH24 3PA. - Removal of condition 4 of Planning Permission xx/RFR/16673 (Agricultural Occupancy). The Deputy Town Clerk explained that this was a technical application and the property had been used for more than 10 years, contrary to policy. A Certificate of Lawful Development had been established which meant that any breach was not enforceable. Members recommended Permission (1).

18/10267 - Riverside House, Riverside, Ringwood. BH24 1EJ - Two storey side extension – Members recommended Permission (1).

18/10312 - Land of 1, Top Lane, Ringwood. BH24 1LF - House; associated parking; alterations and new access to existing house. The applicant informed the Committee that changes were proposed in respect of the approved application, in order to provide a larger living area on the ground floor. Members recommended Permission (1).

The remaining applications were dealt with in the order they appear on the list.

*18/10262 – Cllr Briers declared a pecuniary interest as he is the agent and took no part in the discussions, or any vote.*

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

<b>ACTION Nicola Vodden</b>
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*With the agreement of Members, the agenda item relating to projects was brought forward as Cllr Edge needed to leave the meeting and wished to speak on a matter.*

**P/5489  
PROJECTS**

B3 Additional Street Lighting in Gorley Road – The Deputy Town Clerk reported that two lights had been installed in Butlers Lane and she understood that an officer from Hampshire County Council (HCC) had spoken to one of the shop owners, who had been pleased with the improvement it would make to the area. However, HCC had indicated that there were no plans for further lighting in Gorley Road, as had been requested and no funding was available for this. The Deputy Town Clerk would take the matter up with HCC and had asked the County Councillor for his support. Cllr Edge was advised to contact Hampshire Highways in respect of suggested repairs to the kerb in Gorley Road and also the matter of the blocked drain, which had contributed to the flooding in the car park.

B1 – Street lighting in Kings Arms Lane – The Deputy Town Clerk reported that the pole identified had been disconnected from the power supply and options were awaited from HCC and SSE. She indicated that if it was re-connected by SSE Contracting (which would involve digging up the road), SSE Networking could remove the pole at any point. Other poles in the area were considered for their suitability and also whether the arm of the streetlight, opposite Kings Arms Row, could be extended, so that it is not so set back, or the pole moved forward.

*Cllr Edge left the meeting at 11.55*

C1 - Pedestrian Crossings in Christchurch Road – Plans of the proposed crossings had been received. Taking into consideration the notification of the closure of Christchurch

Road for re-surfacing in June, Members requested that all works in Christchurch Road be co-ordinated to minimize disruption. Cllr Day indicated that residents of the houses in the lane, opposite Duck Island Lane, had requested a mirror to be positioned on the opposite side of the road, to assist with visibility for vehicles exiting the area onto Christchurch Road.

A5 – Human Sundial repair – Will progress once Hampshire Highway’s schedule is known.

A2 – Sign painting at Fridays Cross – Cllr Day reported that the design had been finalised and an application would be forthcoming.

**RESOLVED:** That the update in respect of projects (*Annex B*) is received.

<b>ACTION Jo Hurd</b>
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**P/5490**

**NATIONAL PLANNING POLICY FRAMEWORK (NPPF) CONSULTATION**

Members were asked to note the consultation on a draft revised NPPF (<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>) and consider whether a response should be submitted.

Cllr Treleven introduced the item indicating that the Council did not normally comment on national consultations. The Council did have concerns in relation to affordable housing and it would be crucial to have an input in the Local Plan review, which is required to take into account the government plan.

Members were conscious of the Councils limited power in these matters and the amount of influence it would have. They concluded that any response to this consultation would require a significant amount of resource and, with little prospect of results, that efforts should focus on matters directly affecting Ringwood, like the Local Plan and infrastructure problems.

**RESOLVED:** 1) That the consultation on a draft revised National Planning Policy Framework be noted; and  
2) That no formal response to the consultation be submitted.

<b>ACTION Jo Hurd</b>
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There being no further business, the Chairman closed the meeting at 12.16pm.

RECEIVED  
25<sup>th</sup> April 2018

APPROVED  
4<sup>th</sup> May 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 6th April 2018  
**Ringwood Town Council - Planning Observations - NFDC**

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
18/10083	Former Wellworthy Site Off Christchurch Road, Wellworthy Way, Ringwood.	Four-storey building for use as gym and offices; associated car parking to include the use of 7 car parking spaces within the overflow car parking; access and landscaping	Refusal (4)	The Committee maintained its view that parking was a significant concern. The Planning Officer's original report indicated that 79 spaces were required, according to the adopted Parking Standards SPD. The earlier application proposed 44 spaces and this amended application proposes 40 on site and 7 allocated in the overflow car park. This was seen as a regressive step. Members did not agree with the Planning Officer's comments that 'there is sufficient capacity in the over flow car park without compromising car parking within the business park' and drew on their local knowledge of the area, indicating that the parking arrangements would be inadequate. Cars are parked on the roads currently and the under provision of spaces would exacerbate parking issues in the area. They did not agree that it was acceptable to rely on an overflow carpark, which has already been designated for use by Premier Inn and can be used generally by other users of the site. In addition, 6 of the spaces proposed adjacent to the access points, may be difficult to utilise. The Committee maintained its objection to the height of the building. At 14.5m, it was too tall and the design was

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
				bulky and overbearing in the context of its position on the estate. There was concern that the approval of the height of the adjacent Premier Inn application should not set a precedent. It had been argued that the height of Premier Inn was acceptable due to its positioning at the 'gateway' to the site. However, the Ringwood Local Distinctiveness SPD advises against an increase in larger buildings at odds with the town's roofscape and valley landscape. Members wished to support the Landscaping Officer's view in respect of space for sufficient planting of trees and shrubs to be possible.
18/10239	2c, Seymour Road, Ringwood. BH24 1SG	Single-storey rear extension	Permission (1)	
18/10247	131, Northfield Road, Ringwood. BH24 1SS	Single-storey front and side extension	Permission (1)	
18/10253	Latifa, Salisbury Road, Ringwood. BH24 3PA	Removal of condition 4 of Planning Permission xx/RFR/16673 (Agricultural Occupancy)	Permission (1)	
18/10262	The Presbytery, The Close, Ringwood. BH24 1LA	Access ramp with railings; remove 2 chimneys and canopies	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
18/10266	9, Carvers Trading Estate, Southampton Road, Ringwood. BH24 1JS	Display 1 internally illuminated fascia sign; 2 non-illuminated fascia signs; 1 non-illuminated wall-mounted sign; 7 non-illuminated poster signs (Retrospective) (Application for Advertisement Consent)	Refusal (2)	The illuminated sign is contrary to Policy and the condition suggested by the Highways Officer, that 'no light source shall be visible from the highway', is not achievable, as the sign can be viewed from Mansfield Road.
18/10267	Riverside House, Riverside, Ringwood. BH24 1EJ	Two storey side extension	Permission (1)	
18/10271	Site of Old Forge, Poulner, Ringwood. BH24 1GZ	Variation of condition 2 of planning permission 17/11260 to allow amended plan 8193/105 Rev A to allow additional rooflight to front elevation	Permission (1)	
18/10274	Lake House, Woolmer Lane, Blashford, Ringwood. BH24 3PQ	House; parking and landscaping; ecological enhancements; demolition of existing	Refusal (4)	The application is contrary to Policy DM20 and the grounds provided are not sufficient for it to be considered as an exception. Members also considered that the proposal was out of character for its surroundings considering that it can be viewed from rights of way in the area and the adjacent Poulner Lakes open space.
18/10276	White Hart Inn, 171, Southampton Road, Ringwood. BH24 1HU	Detached store	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
18/10283	14, Gravel Lane, Ringwood. BH24 1LL	Variation of condition 2 of Planning Permission 16/10984 to allow amended plans 14/049/005 Rev C & 14/049/008 Rev B to allow reduced size window to first-floor and add one window to first-floor side elevation	Permission (1)	
18/10285	34, Lakeside, Hightown, Ringwood. BH24 3DX	Single-storey rear and side extensions; change of use of garage to living accommodation	Permission (1)	
18/10297	18, Greenfinch Walk, Hightown, Ringwood. BH24 3RJ	Single-storey side extension	Permission (1)	
18/10305	43, Northfield Road, Ringwood. BH24 1LT	Front wall; gates; 1.8m high side boundary fence (Retrospective)	Refusal (2)	Members felt that the proposal was out of character in the area, which is predominately hedges, low walls and railings, with the fence being too high and appearing too sever. Members believed the fence should be tapered towards the road, as there would be visibility issues for vehicles entering and exiting the driveway.
18/10312	Land of 1, Top Lane, Ringwood. BH24 1LF	House; associated parking; alterations and new access to existing house	Permission (1)	
18/10354	24, North Poulner Road, Ringwood. BH24 1SP	First-floor rear extension; rear veranda	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
18/00113	Units 2/4, Forest Corner Farm, Hangersley Hill, Forest Corner, Hangersley, Ringwood. BH24 3JW	Replacement single storey building for D1 use (demolition of existing units 2 and 4)	Permission (1)	
18/00135	Land Adjacent To Fernleigh, Cowpitts Lane, Ringwood. BH24 3LH	1 no. new dwelling with attached garage; creation of access track and associated landscaping; post and rail fencing	Refusal (4)	The application is contrary to Policy CP12 and no exceptions to policy have been argued or satisfied.
18/00136	Linford Hill Farm, St Aubyns Lane, Hangersley, Ringwood. BH24 3JU	Replacement garages / feed store	Permission (1)	
18/00187	Amberwood, Hangersley Hill, Hangersley, Ringwood. BH24 3JS	Outbuilding (demolition of existing)	Permission (1)	
CONS/18/0235	29 College Road, Ringwood. BH24 1NU	Prune 1 x Silver Birch tree	Permission (1)	
CONS/18/0263	Deep Purple, Hangersley Hill, Hangersley, Ringwood. BH24 3JS	Prune 1 x Ash tree Prune 1 x Willow tree Fell 2 x Conifer trees	Permission (1)	
CONS/18/0299	The Yews, Linford Road, Hangersley, Ringwood, BH24 3JN	Prune 2 x Oak 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





Item No.	Name	Recent developments	Resource use				Finish in 2017-18?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
<b>Projects with budgetary implications (bids included in 2017-18 budget)</b>								
A1	Traffic Assessment	Quotation of £2,950 accepted for traffic assessment – may increase due to time lapse	£4,000	£0	£2,950	Moderate	Unlikely	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	£0	£0	Minimal	Unlikely	Awaiting choice/availability of site
A3	Butler's Lane Footpath Link	Completed w/c 29/1/18	£4,000	£0	£2,481.84	Moderate	Complete	
A4	Crow Stream clearance	Work to control growth of Hemlock Water Dropwort on stream banks scheduled first week of April – no further costs expected	£1,000	£1,172.88	£1,172.88	Moderate	Probable	Annual flail and clearance complete Rod Lane Relief Drain sluice repaired
A5	Human Sundial repair	Topographical survey complete	£700	£550	£550	Moderate	Unlikely	Town Centre Working Party
<b>Projects with budgetary implications (not included in 2017-18 budget but added since)</b>								
B1	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	£850	Moderate	Possible	Funded by CIL receipts (P&F Minute F/5497 19.10.17 refers) HCC agreed to adopt for maintenance purposes.
<b>Projects with no budgetary implications</b>								
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	Possible	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				Significant	Unlikely	Might involve use of developer contributions in addition to contributions from Highways England
C3	Review of developer contributions	Now have overview of transport contributions held by NFDC (allocated and unallocated)				Significant	Probable	Decision-making process for use of CIL receipts agreed by P&F 18.10.17 (F/5496 refers)





Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements						
			Finance			Time and attention			
			RTC recurring cost	RTC non-recurring cost	Other source	Members	Staff	Others	
<b>Projects with budgetary implications (for inclusion as bids in 2018-19 budget)</b>									
A1	Neighbourhood Plan	Undertake a cost-benefit analysis of preparing a Plan with independent expert advice	£0	£3,000	£0	Moderate	Moderate	Minimal	
A2	Sign painting at Fridays Cross	To restore a painted sign on the façade of 5/7 Christchurch Road (Town Centre Working Party/Ringwood Society)	£0	£400	£0	Minimal	Minimal	Moderate	
A3	Human Sundial	To repair and restore the Human Sundial and surrounding area in the Market Place (Town Centre Working Party) Agreed to fund from CIL receipts (P&F Cttee 13/12/17 - F/5518)	£0	£8,000 estimate	To be funded from CIL receipts	Moderate	Moderate	Moderate	
<b>Projects with budgetary implications (for possible inclusion as bids in later budgets)</b>									
B1	Rear of Southampton Road	To improve the aspect of the rear of buildings in Southampton Road to Meeting House Lane	£0	£?	£?	Moderate	Significant	Significant	
B2	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party/Ringwood Society)	£0	£?	£?	Moderate	Significant	Significant	
B3	Additional street light in Gorley Road	In the event that this is not funded by HCC, to provide one additional street lighting column between Butlers Lane and Parkers Close	£?	£3,000+ estimate	HCC	Minimal	Moderate	Moderate	
<b>Projects with no budgetary implications</b>									
C1	Moortown drainage improvements	Drainage improvement works to be funded by Hampshire County Council – completion expected by end of 2017				Moderate	Moderate	Moderate	