

Observations on Planning Applications – Ringwood Town Council

09/94985 and 09/94986 – 14 (a) and 14 (b) Gravel Lane

House; new access

RECOMMEND: Refusal (2) for both applications

We recommend that these two applications be refused for the following reasons:

- The plans submitted do not make it clear whether the applicant intends to retain the existing dwelling, which, with two separate applications for new houses could result in three properties on the site, leading to overcrowding.
- Support the Planning Officer's comments regarding the proposed dwellings' awkward relationship with the existing dwelling.

10/95184 - The Purbecks, Gravel Lane

Use 6 units as residential units & 6 assisted living units; single-storey extension to form office; car parking

RECOMMEND: Refusal (2)

We recommend that this application be refused for the following reasons:

- It would be inappropriate to mix residential use within a Close Care environment.
- The units are considered to be too small for residential use, thereby creating unacceptable living conditions for future occupiers.
- The increase in traffic generated by the proposed residential use would have an unacceptable impact on Gravel Lane and create a road safety hazard, given its narrow width and lack of pavements and the fact that it is a well used pedestrian route and part of the Avon Valley Path.
- From the information provided, Members were unable to understand how in practice the proposal would create effective residential units, without having an adverse impact on the adjacent care home.
- The provision for parking spaces is considered inadequate.

10/951267 - Monmouth Court, Southampton Road

Use as hot food takeaway

RECOMMEND: Refusal (2)

Members support the Conservation Officer's comments, and those of Environmental Health regarding measures to mitigate odour and noise pollution. The Committee was concerned about the proposals for waste disposal which were not considered adequate. Given the location, there would be a high probability of disturbance to local people due to the lack of parking and congestion in the area, which already has a Chinese takeaway and restaurant.