

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

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

Held on Friday 28th May 2004 at 2.05 pm

PRESENT: Cllr N R G Clarke
Cllr N J Chard
Cllr Mrs B Charlton
Cllr L C Ford
Cllr B H Terry
Cllr Nicky Wood

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

P/4063 ABSENCE

There were no apologies for absence.

P/4064 DECLARATIONS OF INTEREST

Cllr Mrs Charlton declared a pecuniary interest in Planning Application Number 81535, as an employee of the Furlong, and left the room during discussion and voting on that item.

Cllr Ford declared a personal interest in Planning Application Number 81475, as a Friend of the Health Centre, and took no part in the discussion or voting on that item.

P/4065 MINUTES OF PREVIOUS MEETING

RESOLVED: The minutes of the meeting held on 7th May 2004, having been circulated, were approved and signed as a correct record.

P/4066 RINGWOOD HEALTHY WALKS

Mrs Stannard circulated copies of Healthy Walks leaflets that had been produced for other towns in the New Forest as part of an initiative to promote 'walking the way to health' being steered by HCC, NFDC and the NHS. Members had been circulated with copies of the 4 proposed routes for Ringwood and commented on them as follows:

Route 1 – it was agreed that the part of the route between School Lane and Kingsfield that runs around the bottom of the School playing fields was not ideal as it was very narrow and enclosed. Pedestrians could feel threatened, or intimidated, especially if they encountered a group of youngsters. It was therefore suggested that School Lane and Kingsfield be excluded from the route and an alternative route could be as follows: Quomp, Hightown Road, through Castleman Way estate (Euston Grove and Victoria Gardens), Hightown Road, Christchurch Road.

Route 2 – there were no comments.

Route 3 – good signposting would be required in the North Poulner Common area as there were so many different footpaths that could be taken. There was a steep gravel track as part of the route – this would need to be made clear on the leaflet.

Route 4 – as the Town Council was proposing to put mini football pitches on North Poulner Open Space, an alternative route was suggested, so that rather than turning into Forestside Gardens, the route would continue along Northfield Road and follow the footpath adjacent to house number 127 into Kingfisher Way.

RECOMMENDED: That the Town Council support the 4 proposed Healthy Walking routes but offer alternatives routes as outlined above for Routes 1 and 4.

P/4067

APPEAL BY MR P A HARRIS

This Appeal was against the refusal of permission for proposed retention of new access at 65 Eastfield Lane. The Town Council had supported this application.

RESOLVED: That there were no further comments to add to the Council's original support of planning application 80380.

P/4068

BT PUBLIC PAYPHONES

As part of BT's comprehensive review of the provision of public payphones, out of a total of 13 in the Ringwood district, 4 had been identified as loss making payphones. BT had guaranteed not to remove 3 of these in Moortown, Meeting House Lane and on the junction of Gorley Road and Butlers Lane in Poulner. However, BT did intend to remove 1 payphone in Lower Kingston. The remainder of the payphones in the area were not planned for removal at this stage.

RESOLVED: That there was no objection to the removal of 1 loss making payphone in Lower Kingston.

P/4069

PLANNING APPLICATIONS CONSIDERED

Planning applications in respect of the weeks ending 4th, 11th and 18th May 2004 were considered and observations made as shown in Annex 'A'.

P/4070

URGENT BUSINESS

i) Appeal by Mr & Mrs D Anderson

This Appeal was against the refusal of permission for a proposed house and barn at Foulford Farm, Hightown Hill. The Town Council had supported this application.

RESOLVED: That there were no further comments to add to the Council's original support of planning application 77931.

ii) Appeal by Dean Paris Developments

This Appeal was against the refusal of permission for proposed two storey block of 12 close care flats; lift and dayroom; two close care bungalows at Purbecks and Whitegates, Gravel Lane. The Town Council had objected to this application on the following grounds:

- i) Overdevelopment of site*
- ii) Inappropriate scale of development for area*
- iii) Inadequate parking for visitors and staff*
- iv) Loss of privacy and impact on neighbouring properties*
- v) Concerns re. increase in traffic on single track lane*
- vi) Concerns re. problems with sewerage*

RESOLVED: That there were no further comments to add to the Council's original objection to planning application 80503.

iii) Liaison meeting with New Forest District Council

Cllr Clarke reported that he had attended a Liaison meeting with NFDC where it was announced that the District Council had been granted £523,000 to improve its planning development control service. He said that part of this money would be used to improve the quality of observations made by town and parish councils and it was intended that councils would have access to better advice and information and, possibly, to a dedicated planning officer. There would also be resources available to assist in the production of Town Plans.

There followed some discussion regarding a Town Plan for Ringwood and it was agreed that there was a need to consider the scope, scale and costs involved in order to make a bid for funds.

There being no further business, the meeting concluded at 3.55pm.

**Annex 'A' to Planning, Town & Environment Committee Minutes - 28th May
Ringwood Town Council - Planning Observations - 28th May 2004**

Number	Site Address	Proposal	Observation	Comments
2004/24	Rear garden of Potters Lodge, The Bickerley	Prune - sycamores	Support	
81114	5 Stephens Walk	Two storey extension and porch (AMENDED PLANS)	Support	
81395 entrance	New Forest Owl Sanctuary, Crow Lane	Retention of buildings & continued use as a raptor centre with ancillary flight area, café, gift shop & reptile display; siting of mobile home in conjunction with the normal operation of the use of the site	Support	Subject to a detailed landscape plan for the to the site, car park and surrounding area.
81412	40A Northfield Road	Two-storey rear extension	Support	
81413	3 Northfield Road	Two-storey side extension, front bay windows, front and rear dormers, access	Support	
81426	86 Southampton Road	Roof repairs to single storey kitchen/utility; remove and replace ceiling, open up fireplace (Application for Listed Building Consent)	Support	
81445	105 Northfield Road	Rear conservatory	Support	

Number	Site Address	Proposal	Observation	Comments
81446	9 Highfield Drive	Single-storey rear extension; additions to roof to provide new first floor	Support	
81474	33 Highfield Drive	Side extension to join garage and use part as living accommodation	Support	
81475	Ringwood Health Centre, The Close	Medical Centre and pharmacy; alterations to access (demolish existing health centre)	Support in principle	Concern re. visual aspects of the design and the potential adverse economic impact on the 2 existing pharmacies (both 50m from the site) and the harmful effect on the overall viability of Southampton Road. Also, would request that a Green Transport Plan is produced. Would recommend further discussions take place between applicants and NFDC officers.
possible				
81488	Land of The Pines, Salisbury Road, RINGWOOD	Dwelling (outline application with details only of siting;means of access)	Support	
81490	The Ten Steps, Salisbury Road, RINGWOOD	Single-storey front extension; front & rear dormers; alterations to roof in association with new first floor	Support	
81514	Land at Carvers Field, RINGWOOD	Temporary medical centre	Support	Subject to further negotiations between the Town Council (landowner) and the developers. Concern that the proposed building is too close to the Skate Park boundary, especially location of bins and car park space 32.

Number	Site Address	Proposal	Observation	Comments
81516	Foulford Lodge, Picket Hill, RINGWOOD	Pitched roof	Support	
81535	Block 2, Furlong Shopping Centre, RINGWOOD	Shop extensions to Unit 18 and 19	Support	
81536	Chevron Cottage, Crow Hill, Crow, RINGWOOD	Replacement dwelling; garage	Support	
81543	St Benedict, Hangersley Hill, RINGWOOD	Two-storey side extension and conservatory		