

OPEN SESSION: There were 3 members of the public present.

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

Held on Friday 2<sup>nd</sup> April 2004 at 2.20pm

PRESENT: Cllr N J Chard (Chairman)  
Cllr B H Terry  
Cllr N C Wood

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk  
District Councillor J Heron

### **P/4039 ABSENCE**

Apologies for absence were received from Cllr N R G Clarke and Cllr Mrs B Charlton.

### **P/4040 DECLARATIONS OF INTEREST**

There were none.

### **P/4041 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** The minutes of the meeting held on 5<sup>th</sup> March 2004, having been circulated, were approved and signed as a correct record.

### **P/4042 CORRESPONDENCE**

The following correspondence was noted:

- i) Appeal by Mr & Mrs D & C Clarke re. proposed block of 8 flats at Kingfisher House, Waterside Close. It was noted that the Hearing for the Appeal would be held on 27<sup>th</sup> April 2004 at 10am in the Public Offices, Ringwood.
- ii) Street Lighting – Mrs Stannard reported that she had been notified by New Forest District Council that the 3 locations put forward for improved street lighting in Ringwood had been included in the District Council's lighting improvements programme and it was hoped that the work would be carried out in the summer.
- iii) Control of Fireworks – a response had been received from the Department of Trade & Industry. A copy of this was circulated and members were asked to inform Mrs Stannard if they wished this issue to be included on the agenda for the next meeting of the Committee.
- iv) Appeal Decision – land adjacent 7 Forestside Gardens – it was noted that this appeal had been dismissed.

**P/4043**

**APPEALS TO THE FIRST SECRETARY OF STATE**

**i) Delta Homes Limited**

This Appeal was against the refusal of permission for proposed two-storey house and detached garage at Watergates, Linford Road, Linford. The Town Council had objected to this application on the grounds that the land should have been restored when the caravan on the site was no longer occupied.

**RESOLVED:** That there were no further comments to add to the Council's original objection to planning application 79751.

**ii) New Forest Owl Sanctuary**

This Appeal was against 3 Enforcement Notices, which had been served by New Forest District Council. Members believed that the new owner intended to create a smaller, more educational facility on the site. In addition, there was no known history of complaints over traffic or use, particularly as the whole road is a low cost commercial zone making use of unwanted agricultural buildings. It was noted that the New Forest Owl Sanctuary had been a valuable asset to the town and had attracted many visitors. Members therefore supported the Appeals.

**RESOLVED:** That a letter be sent to the Planning Inspectorate in support of the Appeals against Enforcement Notices on the New Forest Owl Sanctuary.

**P/4044**

**QUALITY WALKING & CYCLING ROUTES**

Members considered the lists of issues that had been highlighted by the Ringwood Walking & Cycling Working Group. It was agreed that any improvements to the Quomp/Hightown Road area should be given the highest priority, particularly in light of the Council's request for an independent feasibility study to be carried out in this area to look at all options to improve traffic management. It was also agreed that the most well used routes of Southampton Road, Mansfield Road and Gravel Lane should come next in the list of priority.

**RESOLVED:** That the Council request that issues in the Quomp and Hightown Road raised by the Ringwood Walking & Cycling Working Group should be given the highest priority, following by heavily used routes such as Southampton Road, Mansfield Road and Gravel Lane.

**P/4045**

**COLLECTION AND ALLOCATION OF DEVELOPERS' CONTRIBUTIONS**

Members considered Cllr Clarke's report (*Annex 'A'*) on the collection and allocation of Developers' Contributions to achieve improvements in recreational open space. It was agreed that the Council should proceed with the development of a Town Plan in order to ensure that local people would benefit. It was noted that a Town Plan could be accepted as supplementary planning guidance to the Local Plan and would therefore carry some weight in the determination of planning applications.

There was a brief discussion about the implications on planning if the New Forest achieved National Park status. It was noted that the National Park authority would become the planning authority and, although it may delegate some decisions back to the District Council, it would have the final say.

**RECOMMENDED:**

- 1) That the Council press New Forest District Council for a full and timely discharge of the Protocol for Developers Contributions, including a current statement of account and regular update on additional contributions flowing from planning decisions that generate Section 106 contributions.
- 2) That a simple schedule of charges and indicative permissible developments be produced for the information of Councillors in general and for the Planning, Town & Environment Committee in particular.
- 3) That the Council, once the quantum of our Developers Contributions is known, actively develop a list of schemes suitable for funding via this fund.
- 4) That the Council convey to New Forest District Council its willingness to participate in any review of Public Open Spaces as required by PPG 17 and to agree a timetable for carrying out such a review.
- 5) That the Council should commit itself to starting the process of a Town Plan to ensure that any proposals for funded schemes for Public Open Spaces are placed in the context of town wide views.

**P/4046**

**PLANNING APPLICATIONS CONSIDERED**

Planning applications in respect of the weeks ending 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup> and 23<sup>rd</sup> March 2004 were considered and observations made as shown in *Annex 'B'*.

**P/4047**

**URGENT BUSINESS**

**Development of Former Wellworthy Site**

Cllr Terry asked if a meeting could be arranged with the Head of Development Control to establish the District Council's current attitude to the former Wellworthy site and to determine what would be acceptable in terms of development of the site.

**RESOLVED:** That the Deputy Town Clerk would ask the Head of Development Control at the District Council to attend a meeting with members of the Planning, Town & Environment Committee to discuss development of the former Wellworthy site.

There being no further business, the meeting concluded at 3.15pm.

## Ringwood Town Council - Planning Observations - 2nd April 2004

<b>Numbe</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observations</b>	<b>Comments</b>
2004/10	Within the grounds of Meadow View, Riverside, Bickerley	Fell - 2 Alder	Support	
2004/15	Side boundary of Old Bridge Cottage, The Bridges	Prune - 2 Alder and 2 Willows	Support	
78771	Land to the rear of 30 The Quomp	14 dwellings, associated access; parking and garages; garage to serve number 30 and new boundary wall (AMENDED PLANS)	Support	
80763	29 Woodstock Lane	Single-storey rear extension	Support	
80765	12/14 High Street	Single-storey rear extension, replacement shopfront	Support	
80785	25 Dene Close	Single-storey rear extension	Support	
80788	29 Fieldway	Retention of single-storey side and rear extensions, additions to roof to form rooms in roof, front porch	Support	
80811	4 Forest Hills Court	First floor extension	Support	

<b>Numbe</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observations</b>	<b>Comments</b>
80828	65 Northfield Road	Detached garage, single-storey rear extension, roof alterations in association with new first floor	Support	
80829	St Raphael, Addison Square	Detached garage, conversion of integral garage to living accommodation, access	Support	
80848	40 Cloughs Road	Two-storey side extension	Support	
80857	42 Fairlie Park	Single-storey front extension	Object	Loss of amenity, out of character - building in front of the site line
80927	Long Barn, Hightown Hill	Conservatory	Support	
80955	Tinus, Redwood Close	1 detached bungalow, 1 detached two storey dwelling, demolition of existing bungalow	Support	
80978	Kenwincy, Hightown Road	Rear conservatory, additions to roof to include dormer	Support	
81012	2 Lakeside, Hightown	Single-storey rear extension	Support	