

OPEN SESSION: There were several members of the public present (see attached notes).

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

Held on Friday 20<sup>th</sup> August 2004 at 2.05pm

PRESENT: Cllr N Clarke (Chairman)  
Cllr N J Chard  
Cllr Mrs B Charlton (left at 3.35pm)  
Cllr B H Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk  
Cllr D E Cracknell (for part of the meeting from 3.25pm)  
Terry Simpson, Town Clerk (for item P/4095)

### **P/4090 ABSENCE**

Apologies for absence were received from Cllr L C Ford and Cllr N C Wood.

### **P/4091 DECLARATIONS OF INTEREST**

There were none.

### **P/4092 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the minutes of the meeting held on 23<sup>rd</sup> July 2004, having been circulated, were approved and signed as a correct record.

### **P/4093 GORLEY ROAD BUS SHELTER**

Further to Minute P/4052, Mrs Stannard had looked into whether it was possible to move the bus shelter back onto the grass verge to cover the existing seat, and to fit galvanised metal sheets to the rear of the shelter.

The Assistant Chief Engineer for Hampshire Highways West had no objection to the shelter being moved and was arranging for his contractors to provide a quotation for this work. However, he had suggested that it might be more cost effective to provide a new cantilever shelter with built-in seating, for a cost in the region of £1500 to £2000.

A quotation of £340 had been received to install galvanised panels into the existing framework of the shelter.

It was noted that, although there was no money in the budget for this work, there was £1500 allocated for street lighting which was no longer required, as the District Council had agreed to cover the cost of the Town Council's bids for 2004/05.

### **RECOMMENDED TO POLICY & FINANCE COMMITTEE:**

That the £1500 in the Committee's budget allocated for street lighting be vired to the bus shelter budget.

**RESOLVED:** That Mrs Stannard investigate the cost of new bus shelters in order for the Committee to re-consider the future of the Gorley Road Bus Shelter at its next meeting.

**P/4094**

**NATIONAL PARK DECISION – DEVELOPMENT CONTROL POLICIES**

Mrs Stannard circulated copies of a District Council officer advice note setting out the implications for development control policies of the Government's decision on the New Forest National Park boundary.

**RESOLVED:** That the content of this document be noted.

*The Town Clerk joined the meeting for the next item.*

**P/4095**

**NEW FOREST DISTRICT URBAN HOUSING POTENTIAL STUDY**

Members considered the Town Clerk's report (Annex 'A') with regard to the District Council's request to suggest suitable sites for inclusion in an Urban Housing Potential Study. Sites should be capable of accommodating 10 or more dwellings and must lie within the built up areas as defined in the Adopted Local Plan.

It was noted that this Study would not address the town's acute housing shortage of affordable and 1/2/3 bedroom properties and, therefore, a more fundamental review of Ringwood as a whole was required. This work could be carried out in conjunction with work on the Town Plan.

**RECOMMENDED:**

- 1) That the following sites should be put forward for inclusion in the Urban Housing Potential Study:
  - Former Wellworthy Site
  - Land rear of 88-100 Christchurch Road (opposite Greenways)
  - Rear of properties along Christchurch Road in general
- 2) That the District Council should be advised of the Town Council's concerns about future development, in the widest sense, of the town and would wish to address these issues through a more fundamental review of the town as a whole.

**P/4096**

**PLANNING APPLICATIONS CONSIDERED**

Planning applications in respect of the weeks ending 20<sup>th</sup> and 27<sup>th</sup> July and 3<sup>rd</sup> and 10<sup>th</sup> August 2004 were considered and observations made as shown in Annex 'B'.

**P/4097**

**URGENT BUSINESS**

i) **New Forest National Park – Trans Boundary Issues**

Cllr Clarke reported that he would be attending a meeting of the New Forest Association of Local Councils to discuss the National Park boundary and its effect on areas that had been excluded.

There being no further business, the meeting concluded at 4.15pm.

## **NEW FOREST DISTRICT URBAN HOUSING POTENTIAL STUDY**

1. As Members may know the Planning & Compulsory Purchase Act 2004 changes the processes for identifying land use policies. The Structure and Local Plan frameworks are being replaced by a variety of other development plans, including Regional Spatial Strategies and Local Development Frameworks. These latter documents will include a Local Development Scheme, Local Development Plan Documents (which will be supported by Supplementary Planning Guidance documents) and a Statement of Community Involvement.
2. As part of the lead up to implementation of the new Act the District Council has commenced a review of its existing Urban Capacity Study published in 2001. A copy of a letter dated 9 August from the Planning Department's Policy, Design and Information Service is attached.
3. The purpose of the letter is self explanatory. Officers will try to identify for Members the areas of land that could be drawn to the District's attention under this study.
4. Members will also note that a response is required by 17 September. In view of the importance of this matter the District Council has been advised that decisions of the Planning & Policy Committees will need to be ratified by Council on 29 September. The District has therefore been asked to extend the date for submission for comments.
5. It should be noted that the request only seeks information about sites capable of development and within the existing defined built-up areas.
6. Brownfield sites can be suggested as indeed can re-use of industrial/commercial sites. But importantly this exercise will do nothing to release the significant areas of land that are required if the acute housing shortage of affordable and 1/2/3 bedroomed properties in the town is to be addressed.
7. Whilst every effort should be made to identify possible sites under the current exercise Members may wish to consider making comments on the wider issue of the future development requirements of the town.
8. The Council has agreed to commence work on a Town Plan. The research and consultations that need to be carried out for that exercise will provide more information on the economic (including commercial), social, recreational and housing needs of the town. It is suggested therefore that in any response to the current consultation the District Council should be advised of the Town Council's concerns about future development, in the widest sense, of the town and that in due course it would wish to address these issues with the District Council with a view to meeting the needs of the people of Ringwood.

Further information contact:

Terry Simpson, Town Clerk  
or  
Jo Stannard, Deputy Town Clerk  
(01425 473883)

12 August 2004

## Ringwood Town Council - Planning Observations - 20th August 2004

<b>Numbe</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observatio</b>	<b>Comments</b>
2004/38	Right hand boundary of 3 Sycamore Court, Lin Brook Drive	Prune - 2 Oaks	Support	
2004/38	Adjacent to the driveway of 3 Lawrence Road, Poulner	Fell/Prune - 1 Treet species unknown. (Arboriculturists advice needed)	Support	
2004/38	Within the rear garden of 59 Seymour Road	Prune - 1 Walnut	Support	
81556	Land to the rear of 56 Eastfield Lane, RINGWOOD	Two-storey dwelling (AMENDED PLANS, ADDRESS & DESCRIPTION)	Support	
81628	land to the rear of Tall Trees, Gravel Lane, RINGWOOD	Dwelling; new access onto Old Salisbury Road (Outline application with details only of means of access (AMENDED PLANS - REVISED ACCESS))	Support	
82072	16 High Street, RINGWOOD	Display illuminated fascia and 1 illuminated projecting sign; 1 window vinyl	Object	Not in keeping with the character of the Conservation Area.
82075 and	Land adjacent 7 Forestside Gardens, RINGWOOD	Detached dwelling (Outline application with details only of access)	Object	Object to any building on this area of open space to the positioning of the proposed dwelling - forward of the building line.

<b>Numbe</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observatio</b>	<b>Comments</b>
82100	5 Addison Square, RINGWOOD	Front porch; single-storey rear extension; velux in association with new second floor	No Objection	
82102	77 & 79 Parsonage Barn Lane, RINGWOOD	Dwelling; new access onto Hiltom Road	Support	
82103	Hangerlsey House, St Aubyns Lane, RINGWOOD	Addition to roof to include dormer to outbuilding	Support	
82105	13 Northfield Road, RINGWOOD	Extension to dormer window	Support	
82116	The Music Corporation, Market Place, RINGWOOD	Three storey extension; first and second floor extensions; (demolish part of existing building)	Support	Proposal would smarten up a tired-looking and neglected area of the town.
82135	Ringwood Police Station, Christchurch Road, RINGWOOD	Additional car parking area	Support	
82138	Hightown Park, Poulner Hill, Poulner, RINGWOOD	Rear conservatory	Support	Subject to the size and design being in keeping with the Conservatory Design Guide.
82139	1 Butlers Lane, RINGWOOD	Illuminated fascia signs and projecting sign	Support	
82140	1 Butlers Lane, RINGWOOD	Shopfront; ATM machine, trolley bay, air conditioning unit	Support	
82151	Linlea Croft, Cowpitts Lane, RINGWOOD	Conservatory	Support	

<b>Numbe</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observatio</b>	<b>Comments</b>
82187	Well Cottage, Poulner	Addition of pitched roof to detached garage; external stairs to new first floor	Support	
82189	Land of Gorran House, Butlers Lane	Dwelling (Outline application with details only of siting and means of access)	Support	
82217	Land at Kingston (Formerly The Barracks)	Dwelling (Outline application with details only of siting)	Support	Sensible infill to complete already developed plot.
82218	1 Greenfinch Walk	Single-storey extension	Object	Overdevelopment; out of keeping with existing layout of estate; loss of amenity due to positioning and bulk of proposed extension; would create a precedent for further piecemeal development which would change the character of the estate.
82219	Unit 18, The Furlong Centre	Shopfront	Application Withdrawn	
82220	161-163 Christchurch Road	8 houses; access road	Support	
82226	Unit 18, The Furlong Centre	External illuminated fascia sign	Application Withdrawn	
82256	Plot 2, Tinus, Redwood Close	Chalet bungalow	Support	
82259	Star Inn, 12 Market Place	Change of use of skittle alley to accommodation	Support	
82301	Moorhayes, Crow Hill, Crow	Rear conservatory	Support	
82303	48 Northfield Road	Single-storey extension	Support	

## **OPEN SESSION**

**PLANNING, TOWN & ENVIRONMENT COMMITTEE – FRIDAY, 20<sup>TH</sup> AUGUST 2004  
AT 2.05PM**

### **PLANNING APPLICATION NO. 82075 – LAND ADJACENT 7 FORESTSIDE GARDENS**

There were 5 members of public present who wished to object to this application.

Mr Peter Kelleher of 8 Forestside Gardens objected to any building on this area of open space. He said that it was an integral part of the estate and part of its character and that, although the footprint of the proposed dwelling was similar to the adjacent property, it was forward of the building line of the existing properties.

He said that the proposal was contrary to the following Policies in the Adopted Local Plan: DW-E5(a), DW-E7, CI-16, DW-E9 and DW-R3.

Mr Charles Lewington of 17 Forestside Gardens also objected to any building on this site. He referred to 2 previous Planning Inspectors' reports, which emphasised the importance of this piece of open space to the character of the surrounding area. However, he suspected that the District Council may recommend approval for this application and had he therefore recommended conditions that could be imposed, such as removal of permitted development rights and the conveyance of the remaining land to the Council.

Mrs Joan Collison of 7 Forestside Gardens, the adjacent property, was concerned about the loss of visual amenity (view to the north would be blocked) and that the public footpath between the two buildings would become a dark alleyway which could in turn lead to problems.

### **PLANNING APPLICATION NO. 82218 – 1 GREENFINCH WALK**

Mr Michael Spark of 2 Greenfinch Walk wished to object to this application from his neighbour.

He gave the Committee some background as to why his neighbours wished to build an extension and made the following comments:

- Building in front of the house would be a gross intrusion and would block his open view.
- View when reversing out his driveway would be blocked, both for him and other drivers coming into the estate. Concern for children playing in the area.
- Concern that a precedent would be set for future development.
- His Deeds state that it is prohibitive to build in front of buildings and that garden and trees must not be interfered with.