

OPEN SESSION: There was one member of the Press present.

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

Held on Friday 10th December 2004 at 2.15pm

PRESENT: Cllr N Clarke (Chairman)
Cllr Mrs B Charlton
Cllr B H Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

P/4131 ABSENCE

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

P/4132 DECLARATIONS OF INTEREST

Cllr Mrs Charlton declared an interest in planning application number 83180 for Unit 10, The Furlong Shopping Centre, as she is an employee of the Centre. She left the room during discussion on this application.

P/4133 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 12th November 2004, having been circulated, were approved and signed as a correct record.

P/4134 BUDGET 2005/06

Members considered the revised Committee budget for 2004/05, together with proposals for 2005/06.

RECOMMENDED TO POLICY & FINANCE COMMITTEE:

- 1) That the Revised Budget for 2004/05 and Original Base Budget for 2005/06 for the Planning, Town & Environment Committee be approved (Annex 'A').
- 2) That the Committee's further prioritised Budget Proposals for 2005/06 (Annex 'B') be accepted.

P/4135 NEW FOREST DISTRICT LOCAL PLAN – FIRST ALTERATION

Members considered the Report of the Inspector into Objections to the First Alteration to the New Forest District Local Plan (Annex 'C').

It was noted that the Inspector had recommended the proposal for a reserve employment site at Lynes Farm should be deleted. However, an alternative 3-hectare site west of Crow Lane had been identified.

Cllr Terry highlighted the fact that with Ringwood being in such a good location and with the forthcoming new legislation to limit driving hours, the town could attract a large employer which would use up this reserve land and put pressure on the housing market. It was agreed that this issue could be looked at in more detail through work in relation to the Town Plan and Local Development Framework, which could look more widely at the medium term future of Ringwood in terms of employment, transport, housing etc.

RECOMMENDED TO FULL COUNCIL:

That no comment be made on the Inspector's Report into Objections to the First Alteration to the New Forest District Local Plan.

P/4136

CONSULTATION ON THE DELIVERY OF AN ELECTRONIC PLANNING SERVICE

It was noted that the District Council had circulated a questionnaire to engage stakeholders in the future delivery of an electronic planning service.

Members were certain that communications between the Town and District Councils could be much improved electronically and would like to see more information shared in this way. It was also hoped that this project would give Town and Parish Councils access to the District Council's GIS maps so that it would be possible to get a contextual picture of planning applications in the town.

RESOLVED: That the Committee Chairman and Deputy Town Clerk be given delegated authority to complete the questionnaire.

P/4137

TOWN CENTRE ALCOHOL FREE ZONE

Members considered the proposal put forward by PC Chris White to introduce an Alcohol Free Zone in the Town Centre, in a bid to deal with the vagrants who gather outside the Visitor Information Centre every day.

Cllr Terry was not in favour of this proposal as he felt that the Police had sufficient powers in order to control the problem. Cllr Mrs Charlton was concerned about the wider implications and the effect such a zone could have on events, for example. However, it was agreed that the District Council should be asked to review the issue to give an idea of the size of the problem, how other towns have dealt with similar situations and how practical it would be to introduce an alcohol free zone.

RESOLVED: That the District Council be asked to review the issue of antisocial behaviour in Ringwood town centre and give advice on the possible introduction of an alcohol free zone.

P/4138

WALKING & CYCLING WORKING GROUP

RESOLVED: That the notes of the Walking & Cycling Working Group meeting held on 11th November 2004 be noted.

P/4139

QUOMP – PROPOSED EXPERIMENTAL ROAD CLOSURE

Members viewed a map of the proposed road closure locations in Quomp. It was noted that the first trial closure between the junctions with College Road and Woodstock Lane would be in place from March to July 2005 and the second trial, at the junction with Hightown Road, would be in place from July 2005 until January/February 2006.

RESOLVED: That the two proposed experimental road closures in Quomp be supported.

P/4140

PLANNING APPLICATIONS CONSIDERED

Planning applications in respect of the weeks ending 9th, 16th, 23rd and 30th November 2004 were considered.

RESOLVED: That the observations as shown in Annex 'D' be submitted.

Planning Application Number 83180 for Unit 10, The Furlong Shopping Centre – Cllr Mrs Charlton declared an interest in this application and left the room whilst it was discussed. As there were only 2 members remaining in the meeting, there was no quorum and the Committee was unable to make a formal decision. Following informal discussions with the 2 members, officers decided to submit the view shown in Annex 'D' for this application, on behalf of the Town Council.

P/4141

URGENT BUSINESS

There was none.

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

Ringwood Town Council - Planning Observations - 10th December 2004

Number	Site Address	Proposal	Observation	Comments
2004/677	South west corner of the rear garden of The Spinney, St Aubyns Lane, Hangersley	Prune - 4 Oaks	Permission (1)	
2004/703	Within the grounds of the church of St Peter and St Paul, Market Place	Prune - 1 Yew	Permission (1)	
83016	The Malt House rear of Netherbrook House, 86 Christchurch Road, RINGWOOD	Create 8 new windows; 4 velux; 1 door; & remove 1 pair double doors; use in part as dwelling (Application for Listed Building Consent) (AMENDED PLANS)	Permission (1)	Positive use of deteriorating building. Recommend permission, unless the proposal is damaging in any way to the material of the building.
83120	Ringwood Telephone Exchange, The Close, RINGWOOD	10 metre steel pole; 0.3 metre antenna	Permission (1)	
83126	Old Meadows, Hangersley, RINGWOOD	One and two-storey side and rear extensions	Permission (1)	
83138	26B Kingsbury Lane, RINGWOOD	One pair of semi-detached houses (partial demolition of existing bungalow)	Permission (1)	

1 - Recommend Permission, but would accept NFDC officer's decision 2 - Recommend Refusal but would accept NFDC officer's decision 3 - Recommend Permission
4 - Recommend Refusal 5 - Will accept NFDC officer's decision

Number	Site Address	Proposal	Observation	Comments
83146	Land rear of 55 Parsonage Barn Lane, RINGWOOD	Detached bungalow; (access granted by outline permission	Permission (1)	No loss of amenity or overlooking.
83162	7-11 Market Place, RINGWOOD	Block up windows; install rooflight; internal alterations (Application for Listed Building Consent)	Permission (1)	
83180	Unit 10, The Furlong Shopping Centre, RINGWOOD	Front extension to shop	Permission (1)	Improvement on street scene.
83184	224 Southampton Road, RINGWOOD	Rear conservatory	Permission (1)	
83197	1 Wanstead Close, RINGWOOD	Single-storey rear extension; roof alterations in association with new first floor	Permission (1)	Believe the officer's concern re. velux window to be excessive.
83241	Gorran House, Butlers Lane, Poulner, RINGWOOD	Dwelling (Outline application with details only of siting)	Refuse (2)	Proposed dwelling is too close to boundary with Gorran House, therefore there would be a loss of amenity and visual intrusion.
83268	Syrington, 2 Lilac Close, RINGWOOD	Rear conservatory	Permission (1)	
83269	9D Farm Close, RINGWOOD	Two-storey side extension	Permission (1)	

1 - Recommend Permission, but would accept NFDC officer's decision 2 - Recommend Refusal but would accept NFDC officer's decision 3 - Recommend Permission
4 - Recommend Refusal 5 - Will accept NFDC officer's decision

Number	Site Address	Proposal	Observation	Comments
83277	9 Meeting House Lane, RINGWOOD	Single-storey extension with doors and balcony over	Officer Decision (5)	Support the extension, however, share the officer's concern re. the balcony and would question the need to convert the window to double doors.
83323	Unit 9 Crow Arch Lane Industrial Estate, Crow Arch Lane, RINGWOOD	Side extension	Permission (1)	
83324	254 Southampton Road, RINGWOOD	1 three-storey block of 5 flats; demolition of existing buildings; associated parking; alteration to existing access	Permission (1)	Concern re. cumulative impact of additional traffic exiting onto Southampton Road and the nearby bus lay-by. Combined with the adjacent development at 256-260 Southampton Road (PP 80102) of ten flats in two two-storey blocks and terrace of four houses, this takes the total number of dwelling units to 19 - does this mean that there should be a social housing component?
83328	8a Middle Lane, RINGWOOD	First-floor extension	Officer decision (5)	Accept the principle of the extension, but suggest there is scope for negotiations on the design of the new bedroom window (on the east elevation), i.e. a combination of a high level window and light tube may create a suitable alternative.
83329	17 Lawrence Road, RINGWOOD	Single-storey rear extension & pitched roof over garage	Permission (1)	

1 - Recommend Permission, but would accept NFDC officer's decision 2 - Recommend Refusal but would accept NFDC officer's decision 3 - Recommend Permission
4 - Recommend Refusal 5 - Will accept NFDC officer's decision