

OPEN SESSION: There was one member of the public present (see attached notes).

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

Held on Friday 15th October 2004 at 2.15pm

PRESENT: Cllr N Clarke (Chairman)
Cllr N J Chard
Cllr Mrs B Charlton
Cllr L C Ford
Cllr B H Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk
Terry Simpson, Town Clerk (*for part of meeting*)
Chris Elliott, Head of Development Control, NFDC
Steve Clothier, Area Planning Officer, NFDC

P/4120 ABSENCE

Apologies for absence were received from Cllr N C Wood.

P/4121 DECLARATIONS OF INTEREST

Cllr Mrs Charlton declared an interest in planning application number 83062 for 5 Christchurch Road as she is providing a PR service for the applicants.

P/4122 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 15th October 2004, having been circulated, were approved and signed as a correct record.

P/4123 LIAISON WITH NEW FOREST DISTRICT COUNCIL

The Chairman introduced Chris Elliott, Head of Development Control and Steve Clothier, Area Planning Officer from New Forest District Council.

i) Town Plan

Mr Elliott explained that the Inspector's Report on the Local Plan had now been received and would be circulated shortly. He said that the Report's contents would have significant implications for Ringwood and therefore the Town Council would need to have an input into the forthcoming consultation, in advance of the District Council's final decision on what to adopt. He said that the new process would begin next Spring and advised that the Town Council should begin to consider its priorities and identify issues to be looked at in the new plan. He added that the Council would be better placed to influence the Local Development Framework if it has a vision for the town and engages with the community to see if this vision is shared.

It was noted that the District Council hoped to have a full time officer in post in the New Year to work with Town and Parish Councils on Parish Plans.

The Chairman and Town Clerk indicated that the Town Council would be developing its Town Plan and undertaking a Market Town Healthcheck in the new year and looked forward to working with the District Council on development the Local Development Framework.

ii) Local Plan Policies

Mr Clothier gave several examples of where the Town and District Council had had differing views on planning applications, and this led to discussion on some of the Local Plan policies. The following points were noted:

- ◆ The 30% rule, where properties in the countryside can only increase floorspace up to a maximum of 30% of the original size, is a policy “set in stone”.
- ◆ The test for development in a Conservation Area is that it must preserve and positively enhance the character of the area, and design must be of the highest standard. It was not sufficient for the development to be shown as having no adverse effect on the area.
- ◆ The District Council is bound by Government strictures on parking provision – properties should never have more than 2 parking spaces (including garage space), sometimes 1. In some cases, Local Plan policies allow for no parking provision in town centres.
- ◆ Affordable properties are those rented by housing associations or shared equity properties.
- ◆ Policies can sometimes be overcome, but only in very exceptional circumstances. Mr Elliott suggested that, if the Council did not have strong views either way on an application, it should allow the District Council officers to make the decision. When it had strong views it would be reasonable for the Town Council to attend the Development Control Committee to explain its position. This will hopefully lead to less applications being decided by the Development Control Committee and will allow the council to concentrate on the most important issues.

The Town Clerk left the meeting.

P/4124

MOBILE TELECOMMUNICATIONS PLANNING APPLICATION

A letter had been received from Turner & Partners inviting comments on a proposal to site a new O₂ mobile radio base station with 15m slimline monopole in Stallards Lane. This consultation was prior to the submission of a formal planning application.

RESOLVED: That there were no comments to make at this stage, and that the application would be considered when a formal planning application was submitted.

Mr Elliott and Mr Clothier left the meeting. The Chairman thanked them both for their valuable contribution to the meeting.

P/4124

PLANNING APPLICATIONS CONSIDERED

Planning applications in respect of the weeks ending 12th, 19th and 26th October and 2nd November 2004 were considered and observations made as shown in Annex ‘B’.

P/4126

COMMUNITY SAFETY INITIATIVE (CSI) – STREET LIGHTING

The Deputy Town Clerk reported that a press release had been issued asking members of the public to suggest sites in the town that could benefit from improved street lighting. An article had appeared in several local papers and many suggestions had been put forward (see *Annex 'A'*). As the focus of the County Council's Community Safety Initiative was crime and disorder, this list had been forwarded to the local Police for comment and a report was expected in the next week.

RESOLVED:

- 1) That the Deputy Town Clerk, in consultation with the Chairman and Vice Chairman of the Committee, be given delegated authority to submit bids to the County Council for street lighting in any areas supported by the Police.
- 2) That the list of suggestions be forwarded to the District Council for consideration.
- 3) That £2000 be allocated in the Committee's budget for 2005/06 for the provision of street lighting.

P/4127

RINGWOOD HEALTHY WALKS

Members considered the final draft of the route descriptions and maps to be included in the Ringwood Healthy Walks leaflets. It was noted that the leaflets would be launched in January 2005.

RESOLVED: That the route descriptions and maps be approved.

P/4128

GOVERNMENT PROPOSALS FOR HACKNEY CARRIAGES AND PRIVATE HIRE VEHICLES

It was noted that the District Council currently restricts the number of hackney carriages it licences. However, following a recent Office of Fair Trading study into the regulation of licensed taxi and private hire services, the Government has asked all Councils which regulate the number of taxi licences it issues to review their policy. The Government anticipates that the outcome of all Council reviews will be either to deregulate, and thereby grant a taxi licence to anyone meeting the application criteria, or continue restricting the number of taxi licences issued.

RESOLVED: That the District Council be recommended to deregulate the issuing of taxi licences and thereby grant licences to anyone meeting the application criteria, and that the quality of the service be sustained through the licensing procedure.

P/4129

HAPTC/RTPI BRIEFING ON THE NEW PLANNING SYSTEM

It was noted that a Briefing had been arranged by HAPTC to inform members of the new Planning legislation (Planning and Compulsory Purchase Act 2004). This was to take place in Winchester from 7pm to 9pm on Tuesday 7th December.

RESOLVED: That no members be appointed to attend the Briefing.

P/4130
URGENT BUSINESS

There was none.

There being no further business, the meeting concluded at 4.45pm.

Ringwood Town Council - Planning Observations - 12th November 2004

Numbe	Site Address	Proposal	Observation	Comments
2004/5	Rear of Waitrose Store, The Furlong	Fell - 2 Horse Chestnut		
82849	Land at Kingfisher Lake, North Poulner Road, RINGWOOD	Three-storey block of 8 flats; car parking (outline application with details only of access)	Refusal (4)	
82852	Land to the rear of 230 Southampton Road, RINGWOOD	Two-detached houses	Refusal (2)	Overdevelopment. Loss of privacy. Building too close to protected tree.
82867	6 Coniston Close, RINGWOOD	Change of use of existing 2 storey extension to separate new dwelling (AMENDED DESCRIPTION)	Permission (1)	
82872	172 Southampton Road, RINGWOOD	Single-storey rear extension	Permission (1)	
82874	19 Dene Close, Poulner, RINGWOOD	Rear conservatory	Permission (1)	
82890	20 Highfield Avenue, RINGWOOD	Entrance gates	Permission (1)	
82894	9 Meeting House Lane, RINGWOOD	Doors; balcony	Permission (1)	Welcome enhancement of building.

Numbe	Site Address	Proposal	Observation	Comments
82901	16 Market Place, RINGWOOD	Display non-illuminated projecting sign	Permission (1)	
82903	16 Market Place, RINGWOOD	Display non-illuminated projecting sign (Application for Listed Building Consent)	Permission (1)	
82904	22 Carvers Lane, RINGWOOD	Single-storey side extension	Permission (1)	
82912	Krierns, 6 Eastfield Lane, RINGWOOD	Pitched roof on existing flat roof extension at side	Permission (1)	Improvement to building.
82966	23 Croft Road, RINGWOOD	Two-storey side extension	Permission (1)	
82979	38 The Mount, RINGWOOD	Rear Conservatory	Permission (1)	
82980	2 Middle Lane, RINGWOOD	Boundary wall	Permission (1)	Wall replaces untidy hedge, therefore enhancement of area.
82985	The Bungalow rear of 7 Meadow Road, RINGWOOD	Attached garage; rear conservatory	Permission (1)	
82988	16 Audemer Court, RINGWOOD	Single-storey front extension	Permission (1)	
83016	The Malt House at rear of Netherbrook House, 86 Christchurch Road, RINGWOOD	Create 8 new windows; 4 velux; 1 door and remove 1 pair of double doors; use in part as dwelling (Application for List Building Consent)	Permission (1)	Positive use of deteriorating building. Recommend permission, unless the proposal is damaging in any way to the material of the building.

Numbe	Site Address	Proposal	Observation	Comments
83017	The Malt House at rear of Netherbrook House, 86 Christchurch Road, RINGWOOD	Use in part as dwelling	Permission (1)	Positive use of deteriorating building. Recommend permission, unless the proposal is damaging in any way to the material of the building.
83019	14 Ashley Close, RINGWOOD	Rear conservatory	Permission (1)	
83040	59 Bickerley Road and land adjacent 59 Bickerley Road, RINGWOOD	One block of 4 flats	Accept the decision	Accept the principle of design. However, would seek a better quality of design.
83041	Humbug House, Ebenezer Lane, RINGWOOD	Single-storey rear extension; detached garage	Permission (1)	
83062	5 Christchurch Road, RINGWOOD	Use a A1 & A3; to include consumption of hot & cold food on the premises; reheating food for sale; sale of hot & cold non alcoholic beverages on the premises, restriction of 12-15 people at one time	Permission (1)	
83086	23 Wanstead Close, RINGWOOD	Rear extension; alterations in association with new second floor; pitched roof to garage	Permission (1)	
83088	11 Keppel Close, RINGWOOD	Single-storey rear extension	Permission (1)	

OPEN SESSION

**PLANNING, TOWN & ENVIRONMENT COMMITTEE – FRIDAY 12TH NOVEMBER 2004
AT 2.05PM**

TRAFFIC IN CROFT ROAD AND HOLM CLOSE

Mr Frost of 4 Croft Road was representing residents of Croft Road and Holm Close who were concerned about increased traffic and delivery vehicle volumes to the new Tesco Express. The residents had signed a request for bollards to be installed in Holm Close, making it a no through road, and this had been forwarded to New Forest District Council for consideration. Mr Frost was asking for the Town Council's support to improve the area around the Butlers Lane shops for residents.

It was agreed that the Council would lend support to a review of traffic management in the area and that NFDC/HCC should be asked to look seriously at what could be done to alleviate the parking/delivery problems in the area.