

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

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

Held on Friday 27<sup>th</sup> May at 2.05pm

PRESENT: Cllr N Clarke (Chairman)  
Cllr Mrs B Charlton  
Cllr D R Cole  
Cllr M F J Daly  
Cllr B H Terry  
Cllr N C Wood

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

### **P/4197 ABSENCE**

Apologies for absence were received from Cllr N J Chard and Cllr D E Cracknell.

### **P/4198 DECLARATIONS OF INTEREST**

Cllr Cole declared a personal and prejudicial interest in Planning Application Number 84809, as the applicant was his daughter. He left the room during discussion of this item.

Cllr Daly declared a personal but not prejudicial interest in Planning Application Number 84777, as the applicant was married to his niece.

Cllr Clarke declared a personal but not prejudicial interest in Planning Application Numbers 84661 as the property was opposite his home and 84737 as this was a large property near his home.

### **P/4199 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the minutes of the meeting held on 29<sup>th</sup> April 2005, having been circulated, were approved and signed as a correct record.

### **P/4200 PLANNING APPEALS**

#### **i) Coy Pond Developments**

It was noted that Coy Pond Developments had appealed against the District Council's decision to refuse Planning Application Number 83487 for proposed 3 detached bungalows, garages and new access at 42 & 44 Broadshard Lane. The Town Council had objected to this application on the grounds of access, safety and the impact of additional traffic.

**RESOLVED:** That the Town Council make no further comments on the Appeal by Coy Pond Developments.

**ii) Handley Developments Ltd**

It was noted that Handley Developments Ltd had appealed against the District Council's decision to refuse Planning Application Number 83324 for proposed 1 three-storey block of 5 flats; demolition of existing buildings; associated parking and alterations to existing access at 254 Southampton Road. The Town Council had supported this application but had raised concerns about the cumulative impact of additional traffic exiting onto Southampton Road.

**RESOLVED:** That the Town Council make no further comments on the Appeal by Handley Developments Ltd.

**P/4201**

**CONSULTATION ON MINERALS AND WASTE**

It was noted that the County Council had begun the process of producing a joint Minerals and Waste Development Framework with Portsmouth and Southampton City Councils. This framework would replace the existing joint Minerals and Waste Local Plan and would cover the period up to 2020. Members received details of key stakeholder aspirations, proposed spatial vision and proposed plan objectives (Annex 'A').

Cllr Clarke informed members that, as a member of the County Council's Environment Policy Review Committee, he would keep the Council informed on the progress of the framework.

**RESOLVED:** That no comment be made at this stage of the consultation on the Minerals and Waste Development Framework, but that a response be made asking for the Town Council to be kept informed as it may wish to comment on specific issues in the future.

**P/4202**

**LIAISON PROCEDURE BETWEEN DEVELOPMENT CONTROL AND PARISH AND TOWN COUNCILS**

It was noted that the District Council had recently undertaken a review of the new liaison procedures between Development Control and Parish and Town Councils. As a result, it had been agreed to continue with the new procedures but to make several changes to refine the system, including improvements to the briefing notes.

**RESOLVED:** That the information be noted.

**P/4203**

**MARKET PLACE**

As a result of comments made at the Annual Assembly, the Deputy Town Clerk asked if members wished to consider requesting an amendment to the Prohibition of Parking Order which excluded cars from parking in the Market Place until 6pm on Wednesdays. Cllr Clarke suggested that this item be deferred as he was in the process of setting up a meeting to discuss all aspects of the Market. It was understood that these issues would be addressed at a meeting of the Transport Issues Liaison Meeting to be held within the next three months.

**RESOLVED:**

- 1) That an item be included on the agenda for the next meeting of the Transport Issues Liaison Meeting to discuss a possible amendment to the Prohibition of Parking Order in the Market Place.
- 2) That the outcome of this meeting be reported back to Committee and no action be taken in the meantime.

**P/4204**

**PLANNING APPLICATIONS CONSIDERED**

Planning applications in respect of the weeks ending 26<sup>th</sup> April and 3<sup>rd</sup>, 10<sup>th</sup> and 17<sup>th</sup> May 2005 were considered.

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

**P/4205**

**URGENT BUSINESS**

There was none.

There being no further business, the meeting concluded at 3.25pm.

## Ringwood Town Council - Planning Observations - 27th May 2005

Number	Site Address	Proposal	Observation	Comments
2004/247	78 Christchurch Road, RINGWOOD	Remove multi-stemmed Ash tree adjacent to building in access path at rear of 84a Christchurch Road - tree damaging building.	Permission (1)	
84600	175 Christchurch Road, RINGWOOD	Two-storey side extension; front porch	Permission (1)	
84621	Linford Hill Farm, St Aubyns Lane, Hangersley, RINGWOOD	Two-storey extension; new pitched roof over flat roof	Permission (1)	
84625	15 Hampton Drive, RINGWOOD	Roof alterations; dormers	Permission (1)	
84640	Lambs of Ringwood, 156 Christchurch Road, RINGWOOD	7 illuminated and non-illuminated freestanding and fascia	Permission (1)	
84647	Land of 33 The Mount, RINGWOOD	Dwelling; detached garage (Outline application with details only of means of access)	Refusal (4)	Concerns re. i) very unsatisfactory vehicular access; ii) overdevelopment and iii) an area of landscaping has been enclosed within the boundary fence.
84649	Foulford Farm, Hightown Hill, RINGWOOD	Retention of lake	Permission (1)	Land is uneconomic to farm, physical impact will be minimal, the lake will enhance the biological diversity of the area.

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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
84650	Trinity United Reformed Church, Christchurch Road, RINGWOOD	Retention of two external 5m lighting columns	Permission (1)	An improvement from the previous lighting, in terms of light pollution.
84661	27 Pilgrim Park, Southampton Road, RINGWOOD	Front porch	Permission (1)	
84680	Foulford Farm, Hightown Hill, RINGWOOD	Continued use of barns as stables	Permission (1)	
84701	3 Northfield Road, RINGWOOD	Two-storey side extension; front bay windows; front and rear dormers; access	Permission (1)	
84711	17a Bickerley Road, RINGWOOD	House (demolish existing); detached garage	Permission (3)	Our own visual analysis of the area suggest that the officer's concerns are overstated. The concept of homogeneous design is unrealistic and freezes the natural evolution of the area.
84715	Land adjacent to 5 Coniston Road, RINGWOOD	House (Outline application with details only of access)	Permission (1)	
84717	38A Meeting House Lane, RINGWOOD	Use as office (Use Class A2) and Use Class D1 (Non-residential institutions)	Permission (1)	
84737	St Elmo's Residential Home, Gorley Road, RINGWOOD	Two-storey and single-storey extensions; conservatory and porch	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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
84744	71 Eastfield Lane, RINGWOOD	Rear conservatory	Permission (1)	
84749	1 Handley Court, The Bickerley, RINGWOOD	Conservatory	Permission (1)	
84761	10 Christchurch Road, RINGWOOD	Display 1 illuminated fascia sign and 1 illuminated projecting sign	Refusal (2)	Proposed signs are out of keeping in a prominent area of Ringwood.
84762	34 Eastfield Lane, RINGWOOD	Rear conservatory	Permission (1)	
84768	Rear of 228-230 Southampton Road, RINGWOOD	1 pair of semi-detached houses	Refusal (2)	Proposed developed is too close to 228/230 Southampton Road.
84809	26 Orchard Close, RINGWOOD	Single-storey rear extension	Permission (1)	
84812	68 Hightown Gardens, RINGWOOD	Rear conservatory	Officer Decision (5)	
84821	99 The Mount, Poulner, RINGWOOD	House; rear conservatory; single-storey front extension; alter roof line; access to existing house; retaining wall	Refusal (4)	The scale of the development is excessive for a tight site, resulting in a design which lacks amenity, particularly the ground floor dining room and first floor bedroom which will face directly onto the adjacent property, approx. 2m away.
84822	26B Kingsbury Lane, RINGWOOD	One pair of semi-detached houses; 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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
84823	66 Kingsfield, RINGWOOD	Single-storey rear extension	Permission (1)	
84844	13 Westbury Road, RINGWOOD	First floor and ground floor rear extensions	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