

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

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

Held on Friday 7th January 2005 at 2.20pm

PRESENT: Cllr N Clarke (Chairman)
Cllr N J Chard
Cllr L C Ford
Cllr N C Wood

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

P/4142 ABSENCE

Apologies for absence were received from Cllr Mrs B Charlton and Cllr B H Terry.

P/4143 DECLARATIONS OF INTEREST

There were none.

P/4144 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 10th December 2004, having been circulated, were approved and signed as a correct record.

P/4145 NEW FOREST RURAL HOUSING DEVELOPMENT STRATEGY

The Town Council had been invited to respond to consultation on a draft New Forest Rural Housing Development Strategy, which was aimed at encouraging the supply of affordable housing in rural areas.

Cllr Clarke said that the Strategy was lacking an economic analysis to show why the situation was as it was and there was also no economic rationale enabling people to afford an 'affordable' house. He felt that, rather than focussing on the supply of affordable homes, the Strategy should look at the possibility of enhancing income generation by encouraging the provision of high value employment.

RESOLVED: That the Deputy Town Clerk, in liaison with the Chairman of the Committee, respond to the consultation on behalf of the Council.

P/4146 CAR PARKING

The Deputy Town Clerk updated members on a meeting that had been held with District Councillors, John Bull, the Parking Manager at the District Council, and a local company that supplied decked car parking.

The purpose of the meeting had been to consider the option to build a decked car park in Ringwood, to try and alleviate the pressure on the existing facility. It had

been noted that the cost of a single deck car park with a capacity of 400 spaces would cost in the region of £3 million.

At the close of the meeting, it was agreed that the District Council needed to make some fundamental decisions in respect of parking in Ringwood such as; do we want decked parking?, do we want the car park to serve the wider community? and is there a need to look at management arrangements, for example, should we be charging more for long-stay parking?

RESOLVED: That the District Council be asked to continue to look at all the options available in order to solve the parking problems in Ringwood.

P/4147

SOUTH EAST DORSET SUB REGIONAL STUDY CONSULTATION

It was noted that this Study examines options for future growth of the Poole, Bournemouth and Christchurch conurbation and other settlements around it in South East Dorset. The study area also includes western parts of the New Forest District.

The main areas highlighted for development are Bournemouth Airport and the Port of Poole. Members commented that, unless the highways links were improved, these areas could be strangled by the underdevelopment of infrastructure.

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

P/4148

PLANNING APPLICATION NUMBER 82716 – LAND TO THE REAR OF 30 THE QUOMP

The Deputy Town Clerk reported that this application had been withdrawn from the agenda of the next meeting of the District Council's Planning Development Control Committee as the Appeal Decision had now been received from the Planning Inspectorate. It was noted that the Appeal had been dismissed on the grounds of the effect of the works to Number 30 on the Conservation Area and the unacceptable impact the scheme would have on the amenities of the occupants of 53 Hightown Road and 43 & 45 Quomp.

RESOLVED: That there was no longer a need to send a representative to the next meeting of the District Council's Planning Development Control Committee.

P/4149

PLANNING APPLICATIONS CONSIDERED

Planning applications in respect of the weeks ending 7th and 14th December 2004 were considered.

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

P/4150

URGENT BUSINESS

i) Bickerley Road

It was noted that New Forest District Council proposed to provide additional longitudinal white markings to assist as 'passing places' and to make it safer for vehicles emerging from the various junctions along the length of Bickerley Road.

Members were concerned about the impact this would have on the 'illegal' parking on the access tracks across the Village Green, although it was accepted that the Town Council was addressing this issue separately.

RESOLVED: That the District Council's plans to provide additional longitudinal white markings along Bickerley Road be supported.

ii) B3081 Ringwood to Verwood

Cllr Chard reported that an action group had been set up by residents of Verwood to campaign for improved road safety measures along the B3081 between Ringwood and Verwood. The Town Council had been invited to attend a meeting and he felt that the group should be given support as so many local people used the road.

RESOLVED: That Cllr Chard attend a meeting of the East Dorset Community Partnership to observe discussion on the B3081.

Note: The Deputy Town Clerk will now be attending this meeting in place of Cllr Chard and will report back to the next meeting of the Committee.

iii) New Forest Consultative Panel

Cllr Clarke gave Members a brief update on the latest meeting. The following was noted:

- A review of the management plan of Forestry Commission enclosures was due to commence shortly.
- National Park Board – 4 nominees representing Parish and Town Councils had been put forward and it was hoped they would be accepted by the Secretary of State, interviews would take place next week for others members of the Board.
- Minerals and Waste Policy – the target for locally sourced aggregate is high and this will put pressure on an extension to existing sources north of Ringwood.

RESOLVED: That the information be noted.

There being no further business, the meeting concluded at 4.00pm.

Ringwood Town Council - Planning Observations - 7th January 2005

Number	Site Address	Proposal	Observation	Comments
83349	Forest Farm, Crow Hill, Crow, RINGWOOD	Conservatory	Permission (1)	
83351	16/17 Furlong Centre, RINGWOOD	Two fascia signs; one projecting sign	Permission (1)	
83352	Gorselands, Hightown Hill, RINGWOOD	Detached garage/store	Refusal (4)	Concern re. size of building which has the look of a private dwelling, also concern re. future use of the building.
83353	16/17 The Furlong, RINGWOOD	Alterations to shopfront	Permission (1)	Recommend matching style to adjacent unit (approved under planning application 82707).
83369	Superdrug Stores Plc, 12-14 Southampton Road, RINGWOOD	Display non-illuminated projecting sign and 2 fascia signs	Permission (1)	
83372	73 Christchurch Road, RINGWOOD	Use as 3 flats; first floor rear extension; continued use as ground floor consulting room	Permission (1)	New application has addressed previous concerns.
83396	53 Hightown Road, RINGWOOD	Single-storey extension	Permission (1)	
83411	Waitrose Ltd, The Furlong, RINGWOOD	Display various illuminated and non-illuminated signs	Part Permission (1) and part Refusal (2)	Object to the following signs: 1 (out of keeping), 9 (leave as existing or remove altogether), 10 (reduce in size to decrease the harsh area of white) and 13 (out of keeping). Support all other signs.

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
83422	74 The Mount, RINGWOOD	Retention of garden shed; decking; and rear canopy	Officer Decision (5)	No objection to rear canopy which is north facing and, therefore, there will be no overshadowing and no loss of amenity. The steep rise in the level of the garden provides for overlooking, even without the decking.
83424	31 College Road, RINGWOOD	First Floor extension, rear conservatory	Permission (1)	
83425	Oakdown, Forest Edge Road, Crow, RINGWOOD	Rear single-storey extension; side dormer	Permission (1)	
83426	14 Northfield Road, RINGWOOD	Rear conservatory; single-storey side extension; boundary wall with gates to form secure parking area	Permission (1)	
83428	61 Forestside Gardens, RINGWOOD	Rear conservatory	Permission (1)	
83453	12-14 High Street, RINGWOOD	Dormer window; rear window; remove rear chimney	Permission (1)	
83462	Lingdale, 11a North Poulner Road, RINGWOOD	Two-storey rear extension; roof alterations; dormer to front	Permission (1)	Due to the location of the garage at number 15 (not shown on plan), the loss of amenity would be minimal.

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