

OPEN SESSION: There was one member of the public present, who did not wish to speak.

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

Held on Friday 24<sup>th</sup> June 2005 at 2.05pm

PRESENT: Cllr N Clarke (Chairman)  
Cllr N J Chard  
Cllr Mrs B Charlton  
Cllr M F J Daly  
Cllr B H Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

### **P/4206 ABSENCE**

Apologies for absence were received from Cllr D R Cole and Cllr N C Wood.

### **P/4207 DECLARATIONS OF INTEREST**

Cllr Terry declared a personal but not prejudicial interest in Planning Application Number 84912, as the applicant is a member of Ringwood Bowls Club, of which he is also a member.

### **P/4208 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the minutes of the meetings held on 25<sup>th</sup> and 27<sup>th</sup> May 2005, having been circulated, were approved and signed as a correct record.

### **P/4209 PLANNING APPEALS**

#### **i) Mr & Mrs P Quinn**

It was noted that Mr & Mrs Quinn had appealed against the District Council's decision to refuse Planning Application Number 83934 to remove the Agricultural Dwelling Condition at Poulner Hill Nurseries, Hangersley Hill. The Town Council had supported this application as members felt that sufficient evidence had been provided to prove that agricultural use was not viable and that the house would not sell without the relief of this Condition.

**RESOLVED:** That the Town Council make no further comments on the Appeal by Mr & Mrs Quinn.

*Details of a second Planning Appeal had been received. The deadline for comments was 18<sup>th</sup> July, before the date of the next meeting, and it was therefore agreed to consider this Appeal under this item.*

## ii) Genesis Property Developments

It was noted that Genesis Property Developments had appealed against the District Council's decision to refuse Planning Application Number 84011 for proposed three front dormers and pitched roof to existing side extension at Summerfield, Nouale Lane. The Town Council had supported this application.

Members were of the opinion that the minimal increase in floor space would not create an unacceptably large dwelling and, indeed, the proposed alterations would improve the look of the property. In addition, as the property was located adjacent to the A31 and the Nouale Lane site, which would one day be developed, the proposal would not adversely affect the character and appearance of the countryside.

**RESOLVED:** That a letter of support for the Appeal by Genesis Property Developments be sent to the Planning Inspectorate.

### **P/4210 PEDESTRIAN SIGNING**

The Deputy Town Clerk informed members that the District Council had estimated the cost of the draft proposal for improved pedestrian signing to be in the region of £5,500. As there was no funding available for this project, members considered that the scheme should be discussed as part of the Town Plan as this work may influence the proposals.

**RESOLVED:** That work on a pedestrian signing scheme for the town centre be deferred and re-considered as part of the Town Plan.

*Cllr Mrs Charlton joined the meeting at 2.15pm.*

*Cllr Mrs Charlton declared a personal and prejudicial interest in Planning Application Numbers 84908 and 84994, as the applicant is her employer. She left the room during discussion of these applications.*

### **P/4211 PLANNING APPLICATIONS CONSIDERED**

Planning applications in respect of the weeks ending 24<sup>th</sup> and 31<sup>st</sup> May and 7<sup>th</sup> and 14<sup>th</sup> June 2005 were considered.

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

### **P/4212 URGENT BUSINESS**

Cllr Chard had been approached by a resident living on the B3347 Christchurch Road, in between the 30mph and 40mph speed restriction at the Moortown entrance to the town. He had asked if it was possible for the 30mph restriction to be extended to where the 40mph currently started in order to make it safer for residents living along this stretch of road.

Not all members were in support of this proposal but agreed, providing there were no cost implications, to ask the District Council to review the speed restrictions in this area.

**RESOLVED:** That the District Council be asked to review the speed restrictions on the B3347 at Moortown, with a view to extending the 30mph limit.

There being no further business, the meeting concluded at 3.30pm.

## Ringwood Town Council - Planning Observations - 24th June 2005

Number	Site Address	Proposal	Observation	Comments
84847	1 Narrow Lane, Poulner, RINGWOOD	House and detached garage	Permission (1)	
84859	244 Christchurch Road, RINGWOOD	Widening of access	Permission (1)	
84861	Whinhayes, Forest Lane, Hightown Hill, RINGWOOD	Detached garage/stables	Permission (1)	
84872	67 Northfield Road, RINGWOOD	One and two-storey extensions	Permission (1)	
84875	Land rear of 22a Eastfield Lane (adjoining 47a), RINGWOOD	Bungalow and detached garage	Permission (3)	The scale and nature of the development is appropriate for this well screened location. The officer's concern re. neighbourliness is overstated bearing in the mind the whole area is uniform ex-council house estate. The proposal will have no detrimental impact on the surrounding properties. Permission was given for a property on an equally confined site at 56 Eastfield Lane (PP 81556 refers).
84895	Deep Purple, Hangersley Hill, Hangersley, RINGWOOD	Rear conservatory	Permission (1)	
84908	5 The Furlong, RINGWOOD	Shopfront extension	Refusal (4)	The proposal will create a visual barrier to the remainder of the shopping area.
84912	29 Fieldway, RINGWOOD	Garage/store		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>
84914	12 Jubilee Close, RINGWOOD	Single-storey side extension	Permission (1)	
84917	84 Christchurch Road, RINGWOOD	Replace 2 first floor windows with softwood frame windows (Application for Listed Building Consent)	Permission (1)	
84934	23 Woodstock Lane, RINGWOOD	Single-storey rear extension	Permission (1)	
84936	45 Anson Close, Poulner, RINGWOOD	Rear conservatory	Permission (1)	
84937	Yew Tree Cottage, Crow Lane, Crow, RINGWOOD	Ground floor extension	Permission (1)	
84967	Springfield Park, Forest Lane, Hightown Hill, RINGWOOD	Conservation pond	Permission (3)	The officer's concern re. lack of back up grazing is a less than convincing argument.
84974	34a Christchurch Road, RINGWOOD	Three-storey block of 3 houses	Permission (1)	
84993	23 Parsonage Barn Lane, RINGWOOD	One & two-storey rear 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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
84994	Block 4, 12-14 Furlong Shopping Centre, Star Lane, RINGWOOD	Front and rear single-storey extensions; first floor extension, roof alterations	Refusal (4)	The architectural concept adds nothing to the commercial attractiveness of the site. Concern re. substantial increase in the floor space which members feel is overdevelopment of the site and inappropriate, bearing in mind the associated need for access/parking/servicing and waste disposal.
85012	8 Lakeside, Hightown, RINGWOOD	Rear conservatory	Permission (1)	
85035	Land of 198 Southampton Road, RINGWOOD	House (Outline Application with details only of siting and means of access)	Refusal (2)	Very narrow site. Concern re. new access arrangements.
85036	Uppacot, Bagnum, RINGWOOD	House; demolition of existing	Permission (1)	
85062	63 Southampton Road, RINGWOOD	Use a 1 dwelling	Permission (1)	
85063	5 Link Road, RINGWOOD	Extension to garage	Permission (1)	
85068	63 Southampton Road, RINGWOOD	Internal & external alterations in conjunction with use as 2 dwellings (Application for Listed Building Consent)	Permission (1)	
85069	56 Eastfield Lane, RINGWOOD	Retention of two storey dwelling (variation of Planning Permission 81556)	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>
85075	Grangewood, 34 North Poulner Road, RINGWOOD	Roof alterations in association with new first floor; front porch; re-siting of chimney	Permission (1)	
85083	Brandon Thatch, Charles Lane, Bagnum, RINGWOOD	Replacement garage; summer house; garden store	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