

OPEN SESSION: There were three members of the public present (see attached notes).

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

Held on Friday 4<sup>th</sup> March at 2.30pm

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

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

### **P/4164 ABSENCE**

All members were present.

### **P/4165 DECLARATIONS OF INTEREST**

All members present declared a personal but not prejudicial interest in planning application number 83930 for a shopfront at 31 Southampton Road as the applicant, Cllr Wood, is a member of the committee. Cllr Wood declared an interest in this application and left the room during discussion of this item. Cllr Mrs Charlton declared an interest in planning application number 83914 and agenda item 7, both relating to Liberty's Raptor and Reptile Centre as she had been employed by the Centre.

### **P/4166 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the minutes of the meeting held on 4<sup>th</sup> February 2005, having been circulated, were approved and signed as a correct record.

### **P/4167 NEW FOREST DISTRICT LOCAL PLAN FIRST ALTERATION**

Cllr Clarke explained to members that this Local Plan would have a finite life and would be subsumed into the Local Development Framework in the next few years. He therefore felt that it was important to put down a marker now to express opinions which could be considered further when work begins on the Local Development Framework.

Members were concerned that deletion of the Lynes Farm reserve employment site had been recommended in favour of a site on land west of Crow Lane. They felt that the Lynes Lane site was the ideal location for employment use due to its location adjacent to the A31, which would facilitate a direct link to the site, rather than increasing the volume of traffic using the already congested roads through the town. Members felt that insufficient attention had been paid to creating the necessary

infrastructure to support the Crow Lane site. A further concern was that there was no reservation of land to enable a link road between the A31 and the B3347.

Members were also concerned about Policy RW-2 for development of part of the Furlong car park. They said it was essential that the current car parking problems were resolved before any development was considered.

**RECOMMENDED:**

- 1) That the Council object to the proposed deletion of Policy RW-12A (F22/Mod5), which identifies a reserve employment site at Lynes Farm.
- 2) That the Council object to the proposal for a new Policy RW-12B (F22/Mod6) which identifies a 3-hectare employment reserve site and a housing reserve site for up to 150 dwellings on land west of Crow Lane.
- 3) That the Council object to Policy RW-2 (F22/Mod3) relating to development on land at the south-western corner of the Furlong car park.
- 4) That the Council recommend the deletion of Policy RW-5 relating to the rear of the Crown Hotel as the site had now been developed.

**P/4168**

**SOUTH EAST PLAN**

The Deputy Town Clerk reported that the consultation exercise for the South East Plan would be carried out in two stages. Current consultation related to the overall regional strategy. This would be followed by a second district based consultation in the summer. For the current consultation, a leaflet would be distributed to all households in the region, although it was noted that these had not yet arrived in Ringwood. It was therefore suggested that a press release be issued to encourage members of the public to respond to the consultation and also to make them aware of the further consultation planned for the summer.

**RESOLVED:**

- 1) That the Chairman complete the consultation questionnaire and circulate it to members of the Committee for their views and, based on this, a response be made to the current consultation.
- 2) That a press release be issued encouraging members of the public to respond to the consultation.
- 3) That the District Council be asked to arrange a public exhibition or meeting in the summer when the next round of consultation is carried out.

**P/4169**

**BOUNDARY REVIEW OF NATIONAL PARK OR AREA OF OUTSTANDING NATURAL BEAUTY**

Members considered draft criteria from the Countryside Agency for undertaking a review of a National Park or Area of Outstanding Natural Beauty boundary.

**RESOLVED:** That the draft criteria be supported.

**P/4170**

**LIBERTY'S RAPTOR & REPTILE CENTRE**

The Deputy Town Clerk reported that a condition of the planning permission for Liberty's Raptor & Reptile Centre was that a landscaping scheme be submitted and approved by the District Council. However, an officer of the District Council had been to the site and felt that this condition was no longer necessary as the area had been tidied up and the appearance was much improved. He had therefore asked whether the Town Council would support the removal of this condition.

**RESOLVED:** That the removal of the condition for Liberty's Raptor & Reptile Centre to submit a landscaping scheme be supported.

**P/4171**

**NEW MILTON WEDNESDAY MARKET**

The Deputy Town Clerk reported that the District Council was seeking this Council's views on the continuation of the New Milton Wednesday Market. The temporary market agreement was due to expire on 30<sup>th</sup> April 2005 and consultation was now taking place to allow a longer-term decision on the future of the market to be made. Mr Morant had reported that the Ringwood market had only been full once during the summer of 2004, but that it was now back up to full strength. However, he was still concerned that the New Milton market was being held on a Wednesday, the same day as more established markets in Ringwood, Dorchester and Matchams. Members agreed that they did not wish to see Ringwood's historic market suffer as a result of this new market being held on the same day.

**RESOLVED:** That the Council continue to object to the New Milton market being held on a Wednesday.

**P/4172**

**DELEGATIONS**

Members noted that there were two options available to them in the event that the Committee becomes not quorate. The first is to offer no comment on a planning application, in effect delegating the decision to an officer of the District Council. The second is to delegate the decision to the Town Clerk or his Deputy who would take the decision subject to them having taken account of any views expressed by any members of the Council. In the event that officers feel that the views expressed are so perverse or would not be supported by the majority of the Council, then the officers would either make a contrary decision and report thereon to the next Council meeting or, if time allowed, refer the application to Council for determination.

**RECOMMENDED:** That, in the event of the Planning, Town & Environment Committee becoming not quorate, the Town Clerk or Deputy Town Clerk be given delegated authority to submit a recommendation for a planning application to the District Council, having first taken account of any views expressed by members.

**P/4173**

**PLANNING APPLICATIONS CONSIDERED**

Planning applications in respect of the weeks ending 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup> and 22<sup>nd</sup> February 2005 were considered.

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

**P/4174**

**URGENT BUSINESS**

**i) Application for the Renewal of a Public Entertainment Licence – Red Rooms, 2 Market Place**

The Deputy Town Clerk said that the above application had been received and that there were no amendments to the details.

**RESOLVED:** That no comments be submitted in response to the statutory consultation on the Application for Renewal of a Public Entertainment Licence by Red Rooms.

**ii) Views of the Committee / Town Plan**

Cllr Mrs Charlton referred to the briefing evening for persons interested in becoming councillors. She believed there was a need for the Council to identify its vision for the town so that this could be made known to the public.

This lead onto discussions on the need to begin work on the Town Plan as soon as possible in order to get a coordinated opinion on the future needs of the town.

It was agreed that someone needed to take a lead on developing the Town Plan and it was suggested that a sub-committee should be set up to take it forward. Cllr Clarke was in favour of a scoping report to show the current situation in the town and to identify issues that need to be addressed. He asked Members of the committee to feedback to him areas of need and possible solutions.

**RESOLVED:** That the Policy & Finance Committee be asked to include an item on the agenda for its April meeting to agree arrangements for developing the Town Plan.

**iii) Land of The Mount**

Cllr Chard referred to a recommendation made at the Recreation, Leisure & Open Spaces Committee on 2<sup>nd</sup> March that a questionnaire be sent to residents of The Mount advising them of the options available to deal with a small area of land on The Mount. He was of the opinion that there was no need for consultation and that a planning application should be submitted to establish whether it would be possible to build on the land. Cllr Chard was advised that he should raise this concern when the Minutes were presented at Full Council.

There being no further business, the meeting concluded at 4.25pm.

## Ringwood Town Council - Planning Observations - 4th March 2005

Number	Site Address	Proposal	Observation	Comments
2005/100	West boundary of the rear car park of Cornerways House, School Lane, RINGWOOD	Fell - 1 leylandii	Permission (1)	
3/05/0093	The Anchorage, 2 Windmill Lane, Avon Castle, RINGWOOD	Replacement dwelling	No Comment	
83775	33 Winston Way, RINGWOOD	Single-storey rear extension	Permission (1)	
83779	White Lodge, Picket Hill, RINGWOOD	First floor extension	Officer Decision (5)	Increase in floorspace of 35%.
83785	20 Middleton Road, RINGWOOD	Single-storey front extension	Permission (1)	
83799	The Star Inn, Market Place, RINGWOOD	3 velux windows in roof (Application for Listed Building Consent)	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>
83810	1 Greenfinch Walk, Hightown, RINGWOOD	Single-storey extension	Refuse (4)	There has been some improvement, however we feel that our previous objections to application number 82218 are still justified, i.e. overdevelopment; out of keeping with existing layout of estate; loss of amenity due to positioning and bulk of proposed extension; would create a precedent for further piecemeal development which would change the character of the estate.
83828	9 Grenville Close, RINGWOOD	Single-storey rear extension	Permission (1)	Would it be possible to redesign the pitch of the roof in order to lessen the effect and loss of light to adjoining property (no. 11)?
83832	Land rear of The Cedars, fronting Oak Lane, RINGWOOD	Semi-detached bungalow	Permission (1)	
83833	Potters Cottage, Hightown Hill, RINGWOOD	Single-storey side & rear extensions; detached garage	Permission (1)	
83861	Lochend, Hurst Corner, Salisbury Road, RINGWOOD	Replacement fence (temporary)	Refuse (4)	The plans appear to show a permanent solution and one which would hamper the growth of any replacement hedge. The fence has a dominant visual impact and is out of keeping with the surroundings.
83884	16 High Street, RINGWOOD	Display one non-illuminated projecting sign and one non-illuminated fascia	Permission (1)	
83885	23 Croft Road, 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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
83887	70 Northfield Road, RINGWOOD	Side and rear extension; roof alterations in association with new first floor; garage	Permission (1)	
83911	10 The Furlong, RINGWOOD	Installation of air conditioner and gas flue vent	Permission (1)	Subject to satisfactory noise levels.
83914	Liberty's Raptor and Reptile Centre, Crow Lane, RINGWOOD	Use as raptor and reptile centre (Variation of Condition 12 of Planning Permission 81395 to allow opening at the February school half term)	Permission (3)	
83930	31 Southampton Road, RINGWOOD	Shop front	Permission (1)	
83934	Poulner Hill Nurseries, Hangersley Hill, RINGWOOD	Agricultural dwelling and garage (Relief of Condition 7 of Planning Permission 10860)	Permission (1)	No copy of Symonds & Sampson agricultural appraisal received. However, we feel that sufficient evidence has been provided by the applicant to prove that agricultural use is not viable and that the house will not sell without the relief of condition 7.
83960	Store on land to the rear of 13/15 Christchurch Road, RINGWOOD	First floor extensions; use both floors as offices	Permission (1)	
84010	19 Wanstead Close, RINGWOOD	Single-storey rear extension; roof alterations in association with new first floor	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
84011	Summerfield, Nouale Lane, Poulner, RINGWOOD	Three front dormers; pitched roof to existing 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