

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

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

Held on Friday 10th November 2006 at 2.10pm

PRESENT: Cllr N R G Clarke (Chairman)
Cllr N J Chard
Cllr Mrs B Charlton
Cllr D R Cole
Cllr D E Cracknell
Cllr M F Daly
Cllr B H Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

It was noted that the Chairman had received an email from Cllr Colonel Scriven confirming his resignation from the Committee. Members did not feel that it was appropriate for the contents of the email to be read out.

P/4389 ABSENCE

All members were present.

P/4390 DECLARATIONS OF INTEREST

There were none.

P/4391 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 13th October 2006, having been circulated, be approved and signed as a correct record.

With the agreement of the Committee, planning application number 06/88847 was considered next for the benefit of the member of public present.

P/4392 PLANNING APPLICATION NUMBER 06/88847

Members considered planning application number 06/88847 for a two-storey block of six flats and a part two- and three-storey office building at land rear of 41 Christchurch Road. Members were concerned about the intensification of use of the site, where one workshop would be replaced by a block of six flats and an office block with a capacity for 14 members of staff. There was also concern about the increase in traffic flow and the increased pressure on car parking in the area, particularly as only seven car parking spaces were proposed on site.

RESOLVED: That an observation of Refusal (4) be submitted for planning application number 06/88847.

P/4393

EMPLOYMENT DEVELOPMENT PLAN DOCUMENT – OPTIONS AND PREFERRED OPTIONS

Members considered consultation from the District Council on its Employment Development Plan Document – Options and Preferred Options (*Annex 'A'*). It was noted that the document included preferred options for three key employment sites in Ringwood – the Wellworthy site in Christchurch Road, Crow Lane and Lynes Farm, and that it reflected the Town Council's response to previous consultation on the same document.

Members agreed that approximately 5ha of land adjoining the A31 at Lynes Farm should be allocated for high quality employment. Although this site had previously been dismissed by the Inspector at the last Local Plan Inquiry, no detailed technical analysis had been carried out at the time. Members were therefore pleased that the District Council was now proposing to undertake a Transport Assessment on access arrangements.

If the above land was allocated for employment, it is proposed that the existing allocation at the Wellworthy site in Christchurch Road could be re-allocated for mixed uses including employment and residential. Members felt that, due to the site's location and its proximity to the town centre, this would be an ideal location for a residential development. In addition, this option would minimise the generation of heavy vehicles using the already congested roads in the town.

The document also recommended the release of employment land at Crow Lane, which was currently held in reserve until 2011. Members agreed that this was a logical compliment to the above two proposals.

The Chairman reported that the Town Plan Economy Focus Group had arranged two public drop-in sessions at the Meeting House between 10am and 1pm on Friday 17th and Saturday 18th November. This would give members of the public an opportunity to comment on the options. Feedback from these sessions would be reported to the next meeting of this Committee, enabling members to consider the public's comments prior to responding to the consultation.

It was also noted that details of the consultation were now on the Town Council's website and a press release had been issued, resulting in both local and national coverage.

RESOLVED:

- 1) That the District Council's preferred options for employment sites in Ringwood be supported.
- 2) That the draft response form at *Annex 'B'* be approved.
- 3) That the Committee consider the public's comments at its next meeting, prior to submitting its response to the District Council.

P/4394

DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD) – DESIGN OF WASTE MANAGEMENT FACILITIES IN NEW DEVELOPMENT

Members considered the District Council's Draft SPD (*Annex 'C'*), which encouraged developers to provide adequate facilities for storage and collection of waste materials in new developments.

RESOLVED: That the Draft SPD – Design of Waste Management Facilities in New Development be supported.

P/4395

COMMUNITY SAFETY INITIATIVE (CSI) – STREET LIGHTING 2007/08

Members considered the Deputy Town Clerk's report (*Annex 'D'*) and noted that the local Police had also suggested Carvers play area and skate park, near the bench in Anson Close and in the car park at Tesco Express, Poulner. However, it was noted that these areas would not be eligible for funding from this particular initiative as lights needed to be placed on the public highway, although officers were looking at a possible scheme to light the footpath across Carvers.

After some consideration, members did not support the requests for additional lighting in Highfield Drive and Christchurch Road at its junction with Enyon Mews. It was also agreed that any scheme for Cloughs Road would need to be looked into in further detail prior to any bids for funding.

Members did support the suggestion for additional lights in the area of Dr Little Gardens as there had been several recent incidents of antisocial behaviour in this area. Members were also concerned about the area in Meeting House Lane opposite the bus stops and around the Visitor Information Centre. It was felt that the lighting was sub-standard and, as a result, many people avoided this area at night.

RESOLVED:

- 1) That a bid for the following locations be submitted to Hampshire County Council for possible inclusion in the Community Safety Initiative (Street Lighting) programme for 2007/08:
 - Gravel Lane, in the area of Dr Little Gardens
 - Meeting House Lane
- 2) That £2,000 be included in the Committee's budget for 2007/08 to allow the Council to match fund these bids.

P/4396

TRAFFIC MANAGEMENT ISSUES

Members received the draft notes of an Informal Local Members' Liaison Meeting held on 26th October (*Annex 'E'*).

Members were concerned that the introduction of a one-way system in King's Arms Lane had been pushed back again. It was noted that this proposal had been under discussion for 15 years and residents were keen for it to be implemented. Cllr Cole said that the majority of traffic using this road was headed north towards West Street, using it as a rat-run when traffic was backed up along Mansfield Road and Christchurch Road. In addition, traffic exiting Blynkbonnie Car Park, the Library, Greyfriars and the Conservative Club used this route, rather than turn left to re-join Christchurch Road. He felt that if the one-way system was introduced, this would ease some of the difficulties in the High Street. Members therefore agreed that this should be given priority in the District Council's Traffic Management Programme and should be looked at in conjunction with the proposed waiting restrictions in Bickerley Road.

Members also considered draft proposals for waiting and parking restrictions for Bickerley Road and adjoining roads. Members were pleased to see that there were two areas of residents parking proposed in Kingsbury's Lane and Bickerley Road, but felt that the area in Bickerley Road should be located on the north side of the road as

there was concern about encroachment onto the Village Green. Some members were of the opinion that there should be no parking allowed along the length of Bickerley Road as the majority of cars parked here did not belong to residents, but to people working in the town. However, other members felt that some parking must still be allowed, as the situation could be monitored with additional no waiting restrictions being implemented if necessary. It was also agreed that, if the one-way system was introduced to Kings Arms Lane, it would be necessary to introduce no waiting at any time along the length of the road.

RESOLVED:

- 1) That the draft notes of the Informal Members' Liaison Meeting held on 26th October be received and decisions taken be approved, with the exception of 2.4 relating to Kings Arms Lane.
- 2) That the District Council be requested to prioritise implementation of a one-way system in Kings Arms Lane and that this be introduced as a trial order at the same time as changes to the waiting restrictions in Bickerley Road and adjoining roads.
- 3) That the draft proposals for waiting and parking restrictions for Bickerley Road and adjoining roads be supported, providing that the residents parking in Bickerley Road be moved to the north side of the road and that there be no waiting allowed along the length of Kings Arms Lane.

P/4397

NEW FOREST NATIONAL PARK – SUBMISSION DRAFT STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

The Deputy Town Clerk reported that the New Forest National Park had issued its Submission Draft SCI for consultation.

RESOLVED: That the New Forest National Park Submission Draft Statement of Community Involvement be supported.

P/4398

ENFORCEMENT APPEAL BY T R & A R SPENDER

Members noted that T R & A R Spender had lodged an appeal against an enforcement notice served by the District Council relating to land at 32 Kingsfield, which required cease of use of the area as residential curtilage. Members supported the enforcement notice as the site had been designated as an area of open space and should remain as such for the benefit of local residents.

RESOLVED: That a letter be sent to the Planning Inspectorate in support of the Enforcement Notice served on T R & A R Spender in relation to land at 32 Kingsfield.

P/4399

STATEMENT FROM NEW MILTON TOWN COUNCIL

Members noted that New Milton Town Council had issued a press release calling the District Council's Planning and Development Control Committee into question over the amount of uncharacteristic infilling being permitted in New Milton town centre.

RESOLVED: That the contents of the press release be noted but not supported.

P/4400

COMMITTEE BUDGET 2007/08

Members considered the Committee's budget for 2007/08 (*Annex 'F'*). It was noted that both street lighting and bus shelters had been included as non-recurring items in the 2006/07 budget and members would therefore need to consider if they wished these items to be included in the 2007/08 budget. Cllr Terry outlined the work of the Signage Project Group and suggested that an amount be included in this Committee's budget to support that work.

RECOMMENDED TO POLICY & FINANCE COMMITTEE:

That the following additional items be included in the Planning, Town & Environment Committee's budget for 2007/08:

- £1000 – bus shelters
- £2000 – street lighting
- £2000 – signage

Cllr Mrs Charlton left the meeting at 3.40pm.

P/4401

PLANNING APPLICATIONS CONSIDERED

Planning applications in respect of periods ending 10th, 17th, 24th and 31st October 2006 were considered.

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

P/4402

URGENT BUSINESS

There was none.

The Chairman closed the meeting at 4.20pm.