

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

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

Held on Friday 15th September 2006 at 2.25pm

PRESENT: Cllr N R G Clarke (Chairman)
Cllr N J Chard
Cllr D R Cole
Cllr M F J Daly
Cllr Colonel T G Scriven
Cllr B H Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk
Terry Simpson, Town Clerk (for P/4359 only)

P/4354 ABSENCE

Apologies for absence had been received from Cllr Mrs B Charlton and Cllr D E Cracknell.

P/4355 DECLARATIONS OF INTEREST

Cllr Daly declared an interest in planning application number 06/88549 for proposed development on Ringwood Junior School Playing Fields as he was Vice-Chairman of the Recreation, Leisure & Open Spaces Committee, which had previously debated this scheme. He left the room during discussion of this item.

The Deputy Town Clerk declared an interest in planning application number 06/88549 for proposed development on Ringwood Junior School Playing Fields as her son had recently joined the Ellingham & Ringwood Rugby Football Club. She left the room during discussion of this item.

P/4356 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 18th August 2006, having been circulated, were approved and signed as a correct record.

With the agreement of the Committee, planning application numbers 06/88520, 06/88624 and 06/88549 were considered next for the benefit of the members of public present.

P/4357 PLANNING APPLICATION NUMBER 06/88520

Members considered planning application number 06/88520 for one block of five flats, associated parking and access alterations at 254 Southampton Road. It was noted that no observations had been received from the Highways officer regarding the location of the bus stop, although it appeared that this issue had been addressed by the applicant.

RESOLVED:

- 1) That an observation of Permission (1) be submitted for planning application number 06/8852.
- 2) That the District Council be asked to give careful consideration to the management of turning traffic from i) this development, ii) the adjoining development and iii) Eastfield Lane into Southampton Road.

P/4358

PLANNING APPLICATION NUMBER 06/88624

Members considered planning application number 06/88624 for roof alterations and dormer windows at 24 Northfield Road. They did not concur with objections raised in the Open Session that the proposal would result in overdevelopment but did agree that a condition should be included to provide obscure glass in the dormer window on the rear elevation.

RESOLVED:

- 1) That an observation of Permission (1) be submitted for planning application number 06/88624.
- 2) That the District Council be asked to include a condition requiring the dormer window on the rear elevation to be permanently obscured.

Cllr Daly and the Deputy Town Clerk left the room. The Town Clerk joined the meeting.

P/4359

PLANNING APPLICATION NUMBER 06/88549

In relation to application number 06/88549 for one block of changing rooms and community facilities on Ringwood Junior School Playing Fields in Parsonage Barn Lane, the Chairman reported the observations of the Planning Officer and noted that formal observations had not been received from Environmental Health, Highways or Recreation Officers. He indicated that the Committee had received details of concerns from a number of residents during the public participation period. These concerns related to overdevelopment of an existing facility, detrimental effect on the quiet usage of the cemetery by visitors, inadequacy of on-site parking and the effect this would have on Parsonage Barn Lane and surrounding roads, and the impact of floodlighting on neighbouring properties. Comments about vandalism potential were not an appropriate planning issue.

The Committee should also note that the proposed parking provision met policy guidelines and the Junior School intended to provide overspill parking on the main school site. The site was already in use as a recreation facility and the effect of light pollution would be minimised by the design of the floodlighting. The existing facility was under-used, principally due to the lack of changing facilities, and the proposed development would ensure its continued use for recreation for a long period and also ensure it would not be developed for residential purposes.

Cllrs Chard and Colonel Scriven made statements, copies of which are attached to the minutes as Annexes 'A' and 'B'. Cllrs Cole and Terry supported the observations made by Cllr Chard.

Following consideration of the issues, it was proposed and seconded and resolved, with Cllrs Chard, Cole, Colonel Scriven and Terry voting in favour and Cllr Clarke against.

RESOLVED: That the District Council be advised:

- 1) That planning application number 06/88549 should be refused on the grounds that it would have a detrimental impact on the adjoining properties in relation to:
 - i) inadequate on-site parking, which would lead to parking on adjoining access roads;
 - ii) the increased volume of traffic on not only Parsonage Barn Lane but also the wider highways network;
 - iii) the unacceptable and material change of use of the site from intermittent recreational activity, which the proposal would extend throughout the day into the evenings and weekends; and
 - iv) the negative effect and loss of tranquillity the development would have on the visitors to the adjoining cemetery.
- 2) That the application be dealt with in accordance with Refusal category 4.

The Town Clerk left the room. Cllr Daly and the Deputy Town Clerk rejoined the meeting.

P/4360

REQUESTS FROM MEMBERS OF THE PUBLIC

Cllr Colonel Scriven said that current procedures for dealing with requests relating to matters outside of the Town Council's control meant that they were automatically forwarded to the responsible authority and not discussed first by the Town Council. He cited a recent example when a resident had requested that white lines be introduced at the junction of Fairlie and Fairlie Park. The Deputy Town Clerk had forwarded this to the District Council for comment and had received a response within 24 hours explaining that such a request would not be given priority and giving the reasons why. Cllr Colonel Scriven was of the opinion that this type of request should first be considered by the Town Council, which should then make a recommendation to the appropriate authority. He therefore recommended that a clear policy be adopted by the Council and that concerns should be reviewed on a regular basis to discuss their merit.

Other members of the committee were satisfied with the current system and agreed that it worked well. Cllr Clarke said that the Town Council acted as a facilitator. However, he believed that officers would always bring any contentious issues to committee for consideration, having first sought advice from the relevant authority. Cllr Terry reported that bi-annual meetings were held with officers and members of all three authorities to discuss traffic management issues and said that residents concerns were often discussed at these meetings.

RESOLVED: That current procedures for dealing with requests relating to matters outside of the Town Council's control be continued, and that no new policy be adopted.

P/4361

BOURNEMOUTH AIRPORT

Members considered the Deputy Town Clerk's report (Annex 'C') on Bournemouth Airport's Draft Master Plan 2006-2030. It was noted that the Airport forecast passenger numbers to increase from 917,000 to 4,500,000 and aircraft movements to increase from 10,390 to 39,000 by 2030 and that car parking spaces would increase from 2,122 to 5,666 by 2015, with a further 2,860 being required before the end of 2030.

It was noted that the existing airport site could accommodate the extended passenger terminal facilities, and additional aircraft and car parking required to meet these forecasts. However, they were concerned that the existing external infrastructure, in particular the surrounding road network, would not be adequate to meet the increased demand.

RESOLVED: That a response be submitted to the Bournemouth Airport Draft Master Plan highlighting the Council's concern that realistic provision must be made for additional and complementary infrastructure and that funding must be identified for this purpose.

P/4362

TOWN CENTRE STRATEGY STUDY

Members considered the New Forest District Town Centres Strategy Strategic Assessment and the Ringwood Town Centre Strategy Study, which had been commissioned by New Forest District Council to inform future work on the Local Development Framework.

Cllr Clarke reported on some of the issues that had been identified in the town, in particular the lack of quality street furniture, the need to enhance the attractiveness of Southampton Road and the scope for further comparison shopping in the town. He also spoke about the five sites that had been put forward for possible future development for retail, leisure and business use.

Cllr Colonel Scriven said that this was an important document and should not be looked at in isolation as it gave a viewpoint on many issues that needed to be addressed in the town. He was interested in the fact that the town was unlikely to get more visitors, even if more shops were provided, that 60% of residents could not think of anything that would encourage them to shop more in the town and that 91% of respondents travel to the town by car.

It was noted that local independent businesses spend 70% of their business income in the local area, which was an important factor for the economic stability of the town. Cllr Clarke reported that the Town Plan Economy Focus Group was looking in detail at the documents to identify what needs to be done to sustain Ringwood's unique market town character with its individual shops so that it doesn't become like any other town.

RECOMMENDED TO POLICY & FINANCE COMMITTEE:

- 1) That the Council supports policies that sustain and enhance the unique nature of the market town that is Ringwood.
- 2) That, in delivering these policies, the District Council must work in full and open partnership with the Town Council.
- 3) That the documents be brought to the attention of all the Town Plan Focus Groups.

**P/4363
GAMBLING ACT 2005**

Members considered the District Council's Draft Statement of Principles, which would be applied when exercising its function as a licensing authority in relation to the regulation of gambling (Annex 'D'). It was agreed that this was a comprehensive report, which should be supported.

RESOLVED: That no comments be made on the District Council's Gambling Act 2005 Draft Statement of Principles.

**P/4364
QUOMP ROAD CLOSURE**

Members considered the proposed design for the Quomp central road closure and the uncontrolled crossings at its junctions with Hightown Road and School Lane.

RESOLVED: That the proposed design be supported.

**P/4365
ANTISOCIAL BEHAVIOUR**

The Deputy Town Clerk gave members an update on the latest position regarding antisocial behaviour outside the Visitor Information Centre. It was noted that both the Police and the District Council had been involved in discussions and it now appeared that no further action could be taken to resolve the situation. The conclusion was that individuals gathered in this area for a number of reasons, such as comfort, safety and access to facilities and that, although they may be unsightly in some people's eyes, they were not committing any offences. District Council officers had offered support with housing, although it was noted that the majority were not homeless, and drug/alcohol dependency, in which some progress had been made. It was further noted that Ringwood had become a meeting place and it may have increased in popularity following the introduction of an ABC excluding 11 people from an address in Fordingbridge.

The possibility of introducing an alcohol free zone was discussed. It was noted that the Police were not supportive and was agreed that this should only be considered as a last resort.

Members were concerned that Ringwood should not suffer from crime displacement and must not be seen to be a soft touch. It was therefore felt that the town needed an increased uniformed presence. As Chief Superintendent Wakefield was due to speak to the Council on 27th September on the subject of Police Community Support Officers, it was agreed to defer this matter until the next meeting.

RESOLVED: That the matter of antisocial behaviour outside the Visitor Information Centre be included on the agenda for the next meeting of the committee.

**P/4366
SPEED INDICATOR DEVICE (SID)**

Members considered a request from the New Forest Community Safety Partnership for a contribution of £300 to enable the deployment of a SID in Linford Road. It was

noted that the cost of deployment was usually met in full by the Partnership, however, as there was no suitable lamppost in Linford Road on which the SID could be positioned, it would be necessary to erect a pole for this purpose.

The request for deployment of a SID in Linford Road had originated from Cllr Clarke. However, it was agreed that members were more concerned about vehicle speeds in Gorley Road, near its junction with Linford Road, rather than on Linford Road itself. It was noted that the SID had previously been deployed on two occasions in Gorley Road, but that no results had been received.

Cllr Colonel Scriven felt that a strategy was needed for dealing with requests for deployment of the SID. He said that the Council should be proactive and consult the community to find out where it was really needed, rather than be reactive. It was agreed to discuss this in further detail following the presentation by Chief Superintendent Wakefield.

RESOLVED:

- 1) That no contribution be made to enable the deployment of a SID in Linford Road.
- 2) That the New Forest Community Safety Partnership be requested to provide results of all recent SID deployment locations in the town.

P/4367

APPEAL TO THE FIRST SECRETARY OF STATE

It was noted that Avon Homes and Developments Ltd had lodged an Appeal against New Forest District Council's decision to refuse the application for one block of four flats at 178-182 Christchurch Road (Planning Application Number 87378 refers). The Town Council had recommended that this application be refused on the grounds that an inadequate visibility splay had been provided, causing a concern over vehicle movements in and out of the site.

RESOLVED: That the Town Council make no further comments on the Appeal by Avon Homes and Developments Ltd.

P/4368

HAMPSHIRE MINERALS AND WASTE DEVELOPMENT FRAMEWORK CORE STRATEGY PUBLIC EXAMINATION

Members considered whether they wished to make representation to the Public Examination of the Core Strategy of the Hampshire Minerals and Waste Development Framework, as the Council had previously responded to this document.

Although it was agreed not to make representation to the Public Examination as, at this stage, there were no specific proposals that would affect the town, members were concerned that the County Council may look to Ringwood in the future for a suitable site for waste disposal and agreed that any plans for such sites in the area should not be accepted.

RESOLVED:

- 1) That no representation be made to the Public Examination of the Core Strategy of the Hampshire Minerals and Waste Development Framework.
- 2) That Hampshire County Council be informed that any future proposals for the location of waste disposal facilities in the town would be strongly resisted by the Town Council.

P/4369

PARTIAL REVIEW OF SOUTH EAST PLAN – PROVISION FOR GYPSY AND TRAVELLER CARAVAN SITES

Members considered the Consultation Draft Project Plan and Statement of Public Participation and the Sustainability Appraisal Scoping Report (Annex E”).

RESOLVED: That no comments be made on either document.

P/4370

HAMPSHIRE ASSOCIATION OF PARISH & TOWN COUNCILS (HAPTC) AGM

Members considered two resolutions to be put to the HAPTC AGM on 7th October 2006.

1) “That this Assembly disapproves of the proliferation of inappropriate road and traffic signs that litter the Hampshire countryside and urges Hampshire County Council to restrict signage to what is essential and compatible with the county’s rural nature.” Proposed by Odiham PC, Seconded by South Warnborough PC.

2) “That this Assembly believes that Government Planning Policy Statements under the new Local Development Frameworks must increase the parking provision for new housing developments within rural communities.” Proposed by Brockenhurst PC, Seconded by Bramshott & Liphook PC.

RESOLVED: That both resolutions be supported.

P/4371

PLANNING APPLICATIONS CONSIDERED

Planning applications in respect of periods ending 15th, 22nd & 29th August and 5th September 2006 were considered.

RESOLVED: That the observations as shown in Annex ‘F’ be submitted.

P/4372

URGENT BUSINESS

There was none.

The Chairman closed the meeting at 4.58pm.