

OPEN SESSION: There were six members of the public present.

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

Held on Friday 6<sup>th</sup> January 2006 at 2.20pm

PRESENT: Cllr N R G Clarke (Chairman)  
Cllr N J Chard  
Cllr Mrs B Charlton  
Cllr D R Cole  
Cllr D E Cracknell  
Cllr N C Wood

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk  
Cllr Ford

### **P/4271 ABSENCE**

Apologies for absence were received from Cllr M F J Daly and Cllr B H Terry.

### **P/4272 DECLARATIONS OF INTEREST**

Cllr Mrs Charlton declared an interest in planning application numbers 86622 and 86623 as she is an employee of The Furlong. She left the room whilst these applications were discussed.

*With the agreement of the Committee, planning application numbers 86533 and 86737 were considered next for the benefit of the members of public present (see Annex 'A' for observations).*

### **P/4273 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the minutes of the meeting held on 9<sup>th</sup> December 2005, having been circulated, were approved and signed as a correct record.

### **P/4274 NEW FOREST DISTRICT EMPLOYMENT LAND DEVELOPMENT PLAN DOCUMENT**

Members noted that the District Council was in the process of preparing an Employment Land Development Plan Document as part of the new Local Development Framework. As part of this process, the Town Council had been invited to put forward suggestions for new sites or redevelopment opportunities that could accommodate new employment development over the next 10 years.

It was noted that there were two large areas south of the town designated for employment and business development, at land south of Castleman Way and land east of Christchurch Road. However, members felt that the most appropriate place to locate employment land was south of the A31, west of Nouale Lane. It was accepted that this recommendation was contrary to the views of the Inspector. Nevertheless, members were adamant that the existing road structure was completely inadequate and would not be capable of supporting traffic generated as a result of these two sites being developed for employment use. In addition, it was felt

that no major development south of the town should be allowed to proceed until a distributor road had been built.

**RECOMMENDED:** That the Council recommend the District Council review use of land south of the A31, west of Nouale Lane as employment land.

**P/4275**

**PLANNING APPLICATIONS CONSIDERED**

Planning applications in respect of periods ending 6<sup>th</sup>, 9<sup>th</sup>, 14<sup>th</sup> and 20<sup>th</sup> December 2005 were considered.

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

**P/4276**

**URGENT BUSINESS**

**i) New Forest Transport Forum**

The Deputy Town Clerk reported that a special meeting of the New Forest Transport Forum had been arranged for 10am on Thursday 26<sup>th</sup> January in Lyndhurst. The purpose of this meeting was to outline progress on the review of bus based transport services and comment on some of the main issues raised during the recent consultation period.

**RESOLVED:** That Cllr Chard be authorised to attend the special meeting of the New Forest Transport Forum on 26<sup>th</sup> January 2006.

**ii) New Forest Consultative Panel**

Cllr Clarke reported that the Chairman of the Panel had now taken over as Chairman of the New Forest National Park Authority. Parish and town councils had therefore been invited to put forward nominees for his replacement.

**RESOLVED:** That members consider whether there were any suitable candidates for Chairman of the New Forest Consultative Panel.

**iii) New Forest District Council Planning Development Control Committee**

Cllr Cracknell stated that the District Council's Planning Development Control Committee would consider four Ringwood planning applications on 12<sup>th</sup> January and that all four recommendations were contrary to the Town Council's view. He asked if any members of the Committee would be attending.

**RESOLVED:** That Cllrs Clarke, Cracknell and Ford would attend the District Council's Committee meeting to support the Town Council's views on application numbers 86314, 86419, 86450 and 86453.

The Chairman closed the meeting at 3.25pm.

## Ringwood Town Council - Planning Observations - 6th January 2006

Number	Site Address	Proposal	Observation	Comments
2005/691	Land to front of 28 and 30 Kingsfield, RINGWOOD	Prune - 1 x Oak and 1 x Field Maple	Permission (1)	
2005/695	Front and rear garden of Whitegates Residential Care Home, Gravel Lane, RINGWOOD	Fell - 1 x Monterey Pine and 1 x Western Red Cedar	Officer Decision (5)	Concern re. felling of Monterey Pine (which is protected by a TPO) and Western Red Cedar (should this also be protected?)
2005/698	Boundary of 4 Chichester Road, RINGWOOD	Prune - 2 Silver Birch	Permission (1)	
2005/713	Quaker Court, Eynon Mews, RINGWOOD	Prune - 2 Oaks, 3 Silver Maples, 2 Ash and 8 Fruit Trees	Permission (1)	
86531	5 Westbury Road, RINGWOOD	Side conservatory; move driveway and drop kerb	Permission (1)	
86533	Land adjacent to 3 New Street, RINGWOOD	House	Refusal (4)	Inappropriate development. Concern re. loss of parking to 3 New Street and creation of additional traffic in what is a narrow, unlit and congested road with no pavements.
86538	Balnagard, Hightown Road, RINGWOOD	Single-storey rear extension; front porch	Permission (1)	
86543	12 Meadow Close, RINGWOOD	Retention of single-storey rear extension	Permission (1)	
86563	Belinda's Bakery, 2 Butlers Lane, Poulner, RINGWOOD	Retention of flue	Officer Decision (5)	Support in principle, subject to approval by Environmental Health.

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>
86572	Dean & Dyball, Endeavour House, Crow Arch Lane, RINGWOOD	Three-storey extension to existing two-storey office building; demolition of further building; revised car parking layout and associated landscaping	Permission (1)	
86584	The Curry Gardens, 10 High Street, RINGWOOD	Single-storey rear extension (Application for Listed Building Consent)	Permission (1)	
86603	Brook House, Stocks Green, Sandford, RINGWOOD	Two-storey extensions	Permission (1)	Subject to the satisfactory conclusion of negotiations and calculations relating to the 30% rule.
86613	3 Star Lane, RINGWOOD	Use of basement as A2 and D1 Use Class	Permission (1)	
86614	Old Bridge Cottage, The Bridges, RINGWOOD	Two-storey side & rear extensions; rear balcony; external staircase	Permission (1)	
86620	63 Southampton Road, RINGWOOD	Addition of 2 roof lanterns; refurbishment of cupola, internal alterations and refurbishment (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>
86622	Unit 5, The Furlong Shopping Centre, RINGWOOD	Replacement shopfront	Permission (1)	
86623	Unit 5, The Furlong Shopping Centre, RINGWOOD	Display internally illuminated fascia sign; non-illuminated projecting sign; window vinyls	Permission (1)	
86646	Unit 7 Endeavour Park, Crow Arch Lane, RINGWOOD	Two-storey extension	Permission (1)	
86648	22 College Road, RINGWOOD	Steel flue	Permission (1)	
86721	3 Croft Road, RINGWOOD	Single-storey side extension	Permission (1)	
86722	Elm Tree Inn, Hightown Road, RINGWOOD	Demolition of Grade II listed building (Application of Listed Building Consent)	Officer Decision (5)	
86737	Land of 194 & 196 Southampton Road, RINGWOOD	2 two-storey dwellings; new access	Refusal (4)	Overdevelopment, loss of privacy, amenity and light to surrounding properties. Concern re. new access to serve 4 properties, with additional vehicles crossing pavement and cycle lane and joining a busy road. There is also concern that, if approved, this could set a precedent for other backland development in the area.

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
86747	98 Northfield Road, RINGWOOD	Two-storey side and rear extensions; rear conservatory	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

## **OPEN SESSION**

**PLANNING, TOWN & ENVIRONMENT COMMITTEE – FRIDAY 6<sup>TH</sup> JANUARY 2006  
AT 2.05PM**

### **PLANNING APPLICATION NUMBER 86533 – ADJACENT 3 NEW STREET**

Two residents of New Street spoke in objection to this application.

Mr Adrian Young raised the following concerns:

- New Street is a narrow, unlit road, which is very congested and often used as a rat-run.
- The proposals would exacerbate the already existing problem of parking for residents.
- The style of the proposed house is not in keeping with the period houses in the street.

Mr Thompson of 5 New Street raised the following concerns:

- Loss of privacy and light to his property.
- Safety of pedestrians.
- Loss of parking for the existing property.

### **PLANNING APPLICATION NUMBR 86737 – LAND OF 194 & 196 SOUTHAMPTON ROAD**

Two residents of Southampton Road spoke in objection to this application.

Mr Thompson of 192 Southampton Road raised the following concerns:

- The north/south elevations on the drawings were incorrect.
- Overdevelopment – the proposed dwelling adjoining his property would be 7m high and 14m in length.
- Complete loss of privacy to his garden.
- Loss of light – his property would no longer benefit from morning sun.
- Concern re. new access to serve 4 properties.

Paula Scott of 198 Southampton Road raised the following concerns:

- Overlooking.
- Loss of light in the afternoons.
- Overdevelopment.

Cllr Ford supported these objections. She was also concerned that this development could set a precedent for similar developments in Southampton Road, a road that benefited from traffic calming and a cycle lane and was a busy pedestrian route.