

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 31<sup>st</sup> March 2006 at 2.20pm

PRESENT: Cllr N R G Clarke (Chairman)  
Cllr N J Chard  
Cllr Mrs B Charlton  
Cllr D R Cole  
Cllr B H Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

### **P/4298 ABSENCE**

Apologies for absence had been received from Cllrs D E Cracknell, M F J Daly and N C Wood.

### **P/4299 DECLARATIONS OF INTEREST**

Cllr Mrs Charlton declared a personal and prejudicial interest in Planning Application Numbers 87332 and 87336. She left the room during discussion of these items. She also declared a personal interest in Planning Application Number 87476.

### **P/4300 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the minutes of the meeting held on 3<sup>rd</sup> March 2006, having been circulated, were approved and signed as a correct record.

*With the agreement of the Committee, planning application numbers 87334 and 87413 were considered next for the benefit of the members of public present.*

### **P/4301 MANAGEMENT OF WASTE MATERIALS IN NEW DEVELOPMENT**

The Deputy Town Clerk reported that the District Council was in the process of preparing a Supplementary Planning Document on the Design of Facilities for the Management of Waste Materials in New Development. As part of this process, the Town Council had been asked if there were any issues it would like to see taken into account and if there were any local examples of provision for waste management facilities that were considered to be particularly successful.

**RESOLVED:** That a response be sent to the District Council expressing concern that, with the average site size required by PPG3, the need for waste management facilities would be yet another demand on site layout that would ultimately reduce amenity space.

**P/4302**

**TRAFFIC MANAGEMENT ISSUES**

Members received the minutes of an Informal Local Members' Meeting held on 15<sup>th</sup> March 2006 (*Annex 'A'*).

**RESOLVED:** That the decisions taken at the Informal Local Members' Liaison Meeting held on 15<sup>th</sup> March be approved.

**P/4303**

**QUOMP AND WOODSTOCK LANE**

The Deputy Town Clerk reported that, at the Informal Local Members' Liaison Meeting on 15<sup>th</sup> March 2006, members had considered the experimental closures in Quomp and, based on comments from residents and traffic survey data, had agreed that the Prohibition of Driving Order should be made permanent at the location of the first trial closure, between Woodstock Lane and College Road.

In the interim period before a permanent closure feature could be designed and constructed, it was proposed to relocate the temporary feature from its current position, near to Hightown Road, back to the position of the first trial closure. This work would be carried out as soon as possible in view of the commencement of building work at Barrows Yard and the need for access for large vehicles.

It had also been agreed at the meeting to make permanent the temporary Prohibition of Driving Order in Woodstock Lane, a proposal that this Committee had previously supported (P/4286 (i) refers).

**RESOLVED:** That the proposal to make permanent the Prohibition of Driving Order in Quomp at the location of the first trial closure, between Woodstock Lane and College Road, be supported.

**P/4304**

**PLANNING APPLICATIONS CONSIDERED**

Planning applications in respect of periods ending 28<sup>th</sup> February and 7<sup>th</sup>, 14<sup>th</sup> and 21<sup>st</sup> March 2006 were considered.

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

**P/4305**

**URGENT BUSINESS**

Transport Seminar – New Forest Transport Network

The Deputy Town Clerk informed members that a seminar had been organised by the County Council to provide a forum for discussion of both wider strategic issues and specific local concerns to help raise awareness and develop understanding of the key transport issues in the area. This was due to take place on Friday 7<sup>th</sup> April at the Beaulieu Motor Museum. It was noted that the Town Plan Project Officer and Cllr Clarke, in his capacity as a County Councillor, would be attending.

**RESOLVED:** That this information be noted.

The Chairman closed the meeting at 3.35pm.

**Ringwood Transportation Issues**  
**Informal Members' Liaison Meeting 15 March 2006**

**Present:**

County Cllr N R G Clarke (Chairman)  
Cllr J D Heron  
Cllr D Cracknell  
Cllr B Terry                    RTC representative  
Jo Stannard                    Deputy Town Clerk, RTC  
Peter Savidge                Cycle Policy & Strategy, HCC  
Keith Pauw                    Traffic Management, HCC  
Tim Cheesebrough        Safety Engineering, HCC (Northfield Road item)  
Allan Ellis                      Transportation Section NFDC  
Clive Olczyk                  Transportation Section NFDC  
John Taylor                    Parking Enforcement, NFDC

**Apologies:**

Cllr C Ford  
Cllr N Wood

**1. Previous Minutes**

Agreed.

**2. HTAP 06/07 Traffic Management Programme**

Members considered their priorities for progressing the TRO schemes included in the programme.

- AGREED:** That the priorities be as follows:
1. Quomp/Woodstock Lane
  2. Bickerley Road
  3. Market Place /West Street/High Street
  4. Hightown Road
  5. Measures from de-crim/parking charges general review

Quomp

Members reviewed comments received during the two advertised POD closure points, most support to the central closure point, which best deterred use of Woodstock Lane. KP referred to plan showing recorded traffic flows, but numbers quite low to be able to compare summary. Members supported central closure point.

Noted that funding was available for permanent works 06/07, but detailed design not yet undertaken. Temporary closure to be relocated back to central point pending permanent works.

- AGREED:**
- 1) To proceed with a permanent Prohibition of Driving Order for the central closure point.
  - 2) That, pending permanent works, the closure point be relocated back to the central point.

**Action – CO to make permanent order by September.  
Action – BB to arrange relocation closure.**

Woodstock Lane

Members reviewed comments received during the advertisement period and decided to make the POD Order permanent.

**AGREED:** That the Prohibition of Driving Order for Woodstock Lane be made permanent.

Bickerley Road

It was agreed that action needed to be taken in order to prevent parking in parts of Bickerley Road, particularly when the proposed new footpath was constructed on the village green. Whole road plus side roads already treated with white lining to be included in review.

**AGREED:** That draft proposals be prepared by NFDC for distribution to members and the Town Council.

**Action – AE/CO when scheme progressed**

Market Place/West Street/High Street

The Town Council had asked the District Council to consider making an appropriate traffic order to prohibit the parking of any vehicles, including disabled badge holders, in the High Street. It was noted that there was a need for business on the southern side of the High Street to have the ability to load/unload and that there was a requirement to provide disabled parking bays close to the shops. Therefore, AE presented preliminary ideas for 'no loading' / loading bays / disabled bays in High Street, which were supported. However, it was noted that enforcement would be the key to such a scheme.

**AGREED:** That the draft scheme for a mixture of no loading, loading and disabled bays be supported.

**Action – AE/CO when scheme progressed**

Hightown Road

Members confirmed support for previously consulted proposals.

**Action – AE/CO when scheme progressed**

General review

Sites mentioned – Bickerley Road, Kings Arms Row, (included in scheme above) The Mount (used for park & ride) and A338 Sub Station area (Members - why not reorganise/regulate it?)

JT advised of areas where most tickets issued. Western Service area problems cleared by enforcement, Eastern Service Road has not been a problem. Generally, increased enforcement is having an effect on illegal parking problems. Cllr Heron suggested press release for Ringwood/Fordingbridge areas

**AGREED:**

- 1) That the District Council look in to the possibility of introducing formal parking on the sub-station site, adjacent to the Ringwood slip road off the A31 eastbound.
- 2) That a press release be issued regarding enforcement of illegal parking in Ringwood and Fordingbridge, following decriminalisation.

**Action – The Mount noted. JB to comment on sub station site, possible on-highway charging?**

**Action – JB re press release**

**3. New Forest Highway & Transport Advisory Panel - 05/06 Traffic Management Programme**

i) The Close

Waiting restrictions - Agreed no change needed to the existing parking bay restrictions Mon-Sat 8am-6pm one-hour stay. CO advised additional parking (approx 1.5 spaces) could be accommodated without affecting the turning head. PS mentioned the scheme to open up the end of the road to cyclists for the proposed toucan crossing. Agreed that any TRO changes should be a low priority and progressed when resources allow, or possibly take opportunity to add item to another town waiting restriction proposal.

**AGREED:**

- 1) That there be no change to the waiting restrictions in The Close.
- 2) That additional parking spaces be progressed when resources allowed.

**Action - AE to note for future measure**

Request from residents of Sovereign Place for parking bays to be removed opposite to the entrance gates to allow ambulance access into and out of the development. Correspondence had been previously copied to Members and the TC – AE advised that the Ambulance Service have written, after being contacted by a resident, advising that, due to the turning space needed to enter the present gates which are located immediately at the rear of the footway, their vehicles would likely have to park in the road outside, which in their view is not ideal. After discussion, Members decided that the request be not supported. There is no highway requirement to provide for/protect such access to private areas. Highway requirements are recommended to the planning authority at the planning application stage. Sovereign Place has the ability to improve the entrance to accommodate larger vehicle turning manoeuvres if desired.

**AGREED:** That no parking bays be removed from opposite the entrance to Sovereign Place.

**Action - AE to advise decision.**

ii) Northfield Road (item taken first).

Request for further traffic calming measures by a resident, Mr Blake. TC gave a brief history to the consideration of, development and implementation of the existing measures introduced in the road, which had been the scheme supported by residents. These entailed works principally at the western end of the road. Revisions had also separately been made at the junction with the A338 as part of a safety improvement.

AE displayed SID data recorded for Northfield Road. With regard to accident data, there are two reported injury accidents, both with slight injuries, in Northfield Road in the current three year period up to the end of June 2005 with the most recent occurring in November 2003. Both collisions occurred at the eastern end of the road but not in the same place. One collision involved a child cyclist and the other was a tail end shunt which was attributed by the police to excessive speed and following too close. Overall one collision occurred in the dark and both occurred in the wet. After discussion, it was

**AGREED:**

- 1) That the Police be asked to consider what enforcement action would be appropriate given the recorded traffic speeds and speed related accident.
- 2) That a SID be deployed again in Northfield Road after any speed enforcement by the Police.
- 3) Given both of the recorded injury accidents detailed above occurred in the wet the carriageway's skid resistance of the accident locations be checked.
- 4) Mr Blake be informed that the authorities represented at the meeting do not support additional traffic calming works in Northfield Road at this time.

**Action – AE to advise decision**

iii) Linford Road and Crow Lane

No action required.

iv) New Street

Two residents from New Street had attending a recent Town Council meeting and had asked if anything could be done to prevent the road being used as a rat-run, as it is a narrow, unlit and congested road and there had been several near misses with pedestrians. Members did not support any action in this location.

No action required

v) Footpath Castleman Estate to Quomp

On walking desire line, particularly school children, but issues relating to safety of crossing point. PS referred to need for a concept plan to be prepared and to get a scheme into design programme.

**AGREED:** That this scheme be progressed as soon as possible.

**Action - PS to site visit, and ensure issue identified in School Travel Plan process.**

vi) Eastern Service Road

Possible parking for businesses, without affecting turning lorry requirements discussed. JT referred to any parking contravening the Prohibition of Driving Order on Meeting House Lane. For the Eastern Service road, this would need amending if on road parking were introduced in the service road. Agree that first step should be checking turning/reversing manoeuvres of large vehicles to assess whether there is any scope for road parking, for both service roads.

**AGREED:** That a tracking manoeuvre analysis be carried out in the Eastern and Western Service areas to determine whether there is scope to introduce formalised parking for businesses.

**Action - CO**

vii) Market Place triangle

Request by a resident for parking in the triangle to be allowed for other than Market times. Existing restriction (at any time) controlled by signs on posts which are removed for Market, although restriction markings control area without need for posts as all highway. Allowing formal parking in the triangle would require posts/signs to indicate restriction, for both the Wed no parking and other days parking, resulting in intrusive signing. Not considered to be a high priority for investigation.

**AGREED:** That no action be taken at this time.

viii) Meeting House Lane pedestrian crossing point

Offer from Sainsburys to fund enhancement of Pedlars Walk crossing point discussed and supported, subject to revision of their scheme to include reducing the crossing distance by building out the car park side. Works would need to be arranged through HCC, possibly by HCC or one of their nominated contractors.

**AGREED:** That the offer from Sainsburys to improve the crossing point from the car park to Pedlars Walk be supported.

**Action – AE to advise Sainsbury, and subject to revised scheme, advise them to request HCC to implement.**

**4. AOB**

King Arms Lane possible one way. Scheme in Local Plan for southbound. Previously advertised by HCC twice but not proceeded.

**AGREED:** That this scheme be brought forward for further consideration when other identified measures in Ringwood implemented.

**5. Next meeting**

Sept/Oct 06. To be agreed, subject to progression of measures

*Distribution as above plus*

Cllr Treleaven  
Cllr Thierry  
Police (Dave Taylor)  
Tim Lawton  
Kevin Fuller  
Martin Wiltshire  
John Bull  
Bob Burns  
Nick Hunt

## Ringwood Town Council - Planning Observations - 31st March 2006

Number	Site Address	Proposal	Observation	Comments
2006/124	Driveway to the right of the house, 125 Southampton Road, RINGWOOD	Fell - 1 Pine and prune - 3 Horse Chestnut trees	Permission (1)	
2006/137	Front garden of 2 Stephens Walk, RINGWOOD	Prune - 1 Liquidambar	Permission (1)	
2006/160	Entrance to Old Mill House Flats, Bickerley, RINGWOOD	Prune - Oak	Permission (1)	
2006/97	Within the garden of 2 North Poulner Road, RINGWOOD	Prune- 1 Sycamore	Permission (1)	
87312	63 Parsonage Barn Lane, RINGWOOD	Roof alterations; single-storey rear	Permission (1)	
87330	Bluebell Chase, Forest Edge Road, Crow, RINGWOOD	Two-storey and single-storey rear extensions; re-roof side dormers; roof alterations with velux to garage	Permission (1)	
87332	Unit 6, The Furlong, RINGWOOD	Single-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>
87334	43 Parsonage Barn Lane, RINGWOOD	Use ground floor accommodation as retail	Refusal (4)	The proposal is for a significant (75-80%?) increase in retail area which could lead to an increase in both pedestrian and vehicle movements in an already congested and busy road. The application is not supported by a retail impact assessment, which would outline the nature of the expected increase in customers and the requirement for any change in the supply chain (i.e. increase in delivery vehicles).
87336	Unit 14d The Furlong Shopping Centre, RINGWOOD	Use as A2 unit	Permission (1)	
87378	172-182 Christchurch Road, RINGWOOD	1 block of 4 flats	Refusal (2)	An inadequate visibility splay has been provided, causing a concern over vehicles movements in and out of the site.
87395	93 Eastfield Lane, RINGWOOD	Rear conservatory	Permission (1)	
87410	Humbug House, Ebenezer Lane, RINGWOOD	Single-storey rear extension; detached garage	Permission (1)	
87411	6 Holmwood Garth, Hightown, RINGWOOD	First floor front extension; two-storey rear extension	Permission (1)	
87413	Fernwood, Hangersley Hill, RINGWOOD	Two-storey dwelling; detached garage; demolition of existing dwelling	Permission (3)	The design is sympathetic and reflects the adjacent properties and the general feel of properties in the area. Scale and design is appropriate.

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>
87423	7 North Poulner Road, RINGWOOD	Two-storey side extension; single-storey front & rear extensions	Permission (1)	The relocation of the mass of the building addresses the concerns of the previous refusal.
87440	20 Cunningham Close, RINGWOOD	Single-storey side and rear extension	Permission (1)	
87460	11-13 Meeting House Lane, RINGWOOD	Retention of non-illuminated sign	Permission (1)	
87476	1 The Sanderlings, Hightown, RINGWOOD	Two-storey rear extension; first floor side extension	Permission (1)	
87477	2 Fairlie Park, RINGWOOD	Single-storey front extension	Permission (1)	
87488	63 Southampton Road, RINGWOOD	New door and new window (Application for Listed Building Consent)	Permission (1)	
87493	3 The Cloisters, RINGWOOD	Single-storey rear extension	Permission (1)	
87515	1 Forest Lane, Hightown Hill, RINGWOOD	Two-storey extension; conservatory	Permission (1)	Subject to the increase being within the 30% allowed.
87520	Broadlands, Linbrook Court, Hurst Road, RINGWOOD	Front conservatory	Permission (1)	
87532	Lloyds Pharmacy, C/o Ringwood Health Centre, The Close, RINGWOOD	Siting of 2 air conditioning units	Permission (1)	Subject to comments from the Environmental Health Officer.

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>
87554	Land to the rear of Hillboro, Hightown Hill, RINGWOOD	Use of building as storage	Permission (1)	
87559	6 Swan Mead, Hightown, RINGWOOD	Two-storey rear extension; single-storey front extension, first floor front extension	Permission (1)	
87560	19 Drake Close, Poulner, RINGWOOD	Front porch	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