

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

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

Held on Friday 25th May 2007 at 2.15pm

PRESENT: Cllr N R G Clarke (Chairman)
Cllr M F Daly
Cllr M A Steele
Cllr B H Terry
Cllr J A M Terry

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk

P/4460 ABSENCE

Apologies for absence were received from Cllr N J Chard, Cllr D R Cole and Cllr D E Cracknell.

P/4461 DECLARATIONS OF INTEREST

There were none.

P/4462 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meetings held on 27th April and 16th May 2007, having been circulated, be approved and signed as a correct record.

With the agreement of the Committee, planning application numbers 07/89994, 07/89951, 07/89952 and 07/89953 were considered next for the benefit of the members of public present.

P/4463 PLANNING APPLICATION NUMBER 07/89994

Members considered Planning Application Number 07/89994 for relief of Condition 2 of Planning Permission 88655 for development on land rear of 42-44 Broadshard Lane. It was noted that no comments had been received from the Highway Authority. However, taking into consideration comments made in the Open Session and from the Case Officer, it was

RESOLVED: That an observation of Refusal (4) be submitted for Planning Application Number 07/89994 with the following comment:
“The proposed visibility splays do not comply with the Manual for Streets requirements of a minimum of 2.4m x 43m. If the Manual is to be used to relax requirements for visibility splays, the remainder of the document should be complied with, for example, a minimum of 2m wide pavements on each side of the road. The speed survey is inadequate for purpose – it does not cover busy periods and was carried out on a day when there were roadworks directly outside the

proposed development. The proposed visibility splays still cannot be achieved without the use of land in third party ownership.”.

P/4464

PLANNING APPLICATION NUMBERS 07/89951, 07/89952 and 07/89953

Members considered Planning Application Numbers 07/89951, 07/89952 and 07/89953, being three different proposals for land of 34 Orchard Close. Taking into consideration comments made in the Open Session and from the Case Officer, it was

RESOLVED: That observations of Refusal (4) be submitted for Planning Application Numbers 07/89951, 07/89952 and 07/89953 with the following comments:

07/89951 – “Overdevelopment. Proposed 2-storey dwelling would be out of keeping with the character of the area. Concern regarding the effect on number 34 – the reduction in the size of the dwelling and the creation of a large area of hardstanding at the front of the dwelling is unacceptable. The proposed access would cause disturbance to the occupiers of numbers 32 and 34.”

07/89952 – “Overdevelopment. Proposed 2-storey dwelling would be out of keeping with the character of the area. Access arrangements are not clear – there is no evidence of compliance with Manual for Streets and there are issues with land ownership. “

07/89953 – “The scale and nature of the proposed development would have a detrimental impact on the street scene and would be out of keeping with the character of the area. The garages to the front of the properties would also appear incongruous.”.

P/4465

TAXI SHELTER

Members considered a proposal from the Transport and Accessibility Focus Group for the provision of a Taxi Shelter in Meeting House Lane (*Annex 'A'*) and noted that Sainsburys had agreed to fund it.

RESOLVED: That the proposals as outlined in Annex 'A' be supported.

P/4466

HAMPSHIRE MINERALS AND WASTE DEVELOPMENT FRAMEWORK

Members considered the Issues and Options Site Discussion Paper (Addendum) and noted that three industrial estate/employment land sites had been identified in Ringwood for possible location of certain types of waste management facilities, those being Embankment Way/Pullman Way, Christchurch Road and Land west of Crow Lane. However, the stated areas did not appear to be correct and it was therefore agreed to seek clarification on the exact areas identified. It was also noted that four sites north of the town had been identified for safeguarding and expansion and that sites at Somerley Park and Ringwood Forest had been withdrawn. As the response form consisted of 35 questions, it was

RESOLVED: That the Deputy Town Clerk, in liaison with the Chairman and Vice-Chairman of the Committee, be authorised to respond to the Issues and Options Site Discussion Paper (Addendum).

P/4467

PROPOSED REPLACEMENT OF FOOTBRIDGE IN WEST STREET

The Deputy Town Clerk reported that Hampshire County Council had budget provision to replace the footbridge adjoining the road bridge in West Street, and that this would be constructed in the same style as the footbridge from West Street into Jubilee Gardens. It was noted that the road would need to be closed for a few hours during removal of the existing bridge and thereafter a temporary footpath would be provided on the bridge with a reduced width restriction for vehicles. It was further noted that statutory undertakers may wish to take the opportunity to repair or replace services underneath the bridge prior to installation of the new footpath. The work was not likely to commence until October 2007.

RESOLVED: That the information be received and noted.

P/4468

NEW FOREST DISTRICT COUNCIL PLANNING SEMINAR

Members noted a Planning Seminar had been organised by New Forest District Council for 6th June 2007, when consultants would give presentations on draft reports for the following three studies – Housing Market Assessment for New Forest District and National Park, Affordable Housing Economic Viability Assessment and Open Space and Recreation Study for New Forest District and National Park. Town and Parish Councils had been invited to send one representative each.

RESOLVED:

- 1) That Cllr Clarke be appointed to attend the Planning Seminar on 6th June and that his reasonable travel expenses be paid.
- 2) In the event that Cllr Clarke is unable to attend, Cllr Steele attend in his place.

P/4469

PLANNING APPLICATIONS CONSIDERED

Planning applications in respect of periods ending 25th April and 2nd, 9th and 16th May 2007 were considered.

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

The Chairman closed the meeting at 4.00pm.