

Ringwood Town Council - Planning Observations - NFDC - 25th May 2007

| Number | Site Address | Proposal | Observation | Comments |
|----------|--|--|----------------|---|
| 07/89742 | Land at 41 Eastfield Lane, RINGWOOD | Detached dwelling (Outline Application with details only of landscaping and layout) (AMENDED DESCRIPTION AND ADDITIONAL PLANS) | Permission (3) | |
| 07/89754 | Oaklands, Kingston Common, Kingston, RINGWOOD | Single-storey side extension | Permission (3) | |
| 07/89805 | 85/87 Hightown Road, RINGWOOD | ATM and 2 bollards | Permission (3) | |
| 07/89890 | 43 High Street, RINGWOOD | Display illuminated shop fascia sign; projecting sign | Refusal (4) | Does not comply with design guidance for signs in the Conservation Area. Appears out of keeping due to the contrast with the identical adjoining unit. |
| 07/89899 | Ringwood School, Parsonage Barn Lane, RINGWOOD | Single-storey infill extension; entrance canopy; cycle compound; fencing; workshop/store; alterations/extension to car parking layout | Permission (3) | |

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

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| 07/89915 | Waitrose, The Furlong, RINGWOOD | 1 non-illuminated lettered sign; 1 non-illuminated totem sign | Permission (3) | No objection to the totem sign. The letter sign does not appear visually intrusive due to the contrast of the green letters against the slate roof. |
| 07/89945 | 12 Seymour Road, RINGWOOD | House; demolition of existing | Permission (3) | |
| 07/89947 | Peacehaven, Gorley Road, RINGWOOD | Two-storey dwelling; access alterations | Permission (1) | The highways issues relating to visibility splays in the previous refusal do not appear to have been addressed. There are examples of similar backland development elsewhere in the town. The officer's concern re. siting and overlooking are not supported. |
| 07/89950 | 7 Highfield Drive, RINGWOOD | Single-storey rear extension; roof alterations; front dormer and velux in association with new first floor, detached garage | Permission (3) | |
| 07/89951 | 34 Orchard Close, RINGWOOD | Two-storey dwelling; detached garage; access alterations; gable wall alterations to number 34 | Refusal (4) | 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. |

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| 07/89952 | Land of 34 Orchard Close, RINGWOOD | Two-storey dwelling; detached garage; access onto Highfield Avenue | Refusal (4) | 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 | 34 Orchard Close, RINGWOOD | 2 two-storey dwellings; 2 detached garages; access alterations | Refusal (4) | 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. |
| 07/89959 | The Cottage, Christchurch Road, RINGWOOD | Detached 3 bay barn garage; front boundary wall; new access | Permission (3) | Due to the location of the proposal, the officer's concerns re. scale and visual impact are overstated. The proposal will provide for an improved visibility splay and safer access to the highway. |
| 07/89984 | Ringwood Brewery, 138 Christchurch Road, RINGWOOD | Two-storey extension | Permission (3) | |

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| 07/89994 | Land rear of 42-44 Broadshard Lane, RINGWOOD | 3 detached bungalows; associated garages; parking and retrospective access alterations (relief of condition 2 of planning permission 88655) | Refusal (4) | 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. |
| 07/90033 | 45 The Mount, Poulner, RINGWOOD | Rear conservatory | Permission (3) | |
| 07/90039 | 83 Eastfield Lane, RINGWOOD | House; access alterations (demolition of existing) | Permission (3) | |
| 07/90050 | Halifax, 19 Market Place, RINGWOOD | 1 non-illuminated fascia sign; 1 non-illuminated projecting sign | Permission (3) | |
| 07/90062 | 3 Kingfisher Way, Poulner, RINGWOOD | Single-storey rear extension | Permission (3) | |

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| 07/90119 | Rear of 41 Christchurch Road, RINGWOOD | 1 block of 4 flats; office building; demolition of existing (Outline Application with details only of layout, scale and access) | Permission (1) | Support in principle. There does not appear to be any provision for waste management for the residential accommodation. |

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