

OPEN SESSION: There were several members of the public present, most of whom gave notice that they wished to speak on specific planning applications to be considered by the Committee.

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

Held on Friday 1st February 2008 at 2.00pm

Apologies

Prior to the commencement of the meeting, the Deputy Town Clerk reported that apologies for absence had been received from Cllr D E Cracknell and Cllr M F J Daly.

Declarations of Interest

Several Members gave notice that they would be declaring interests (*see minutes P/4527 and P/4530 for details*).

PRESENT: Cllr N R G Clarke (Chairman)
Cllr N J Chard
Cllr D R Cole
Cllr M A Steele
Cllr B H Terry
Cllr Mrs J A M Terry
Cllr Mrs A Wiseman

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk
Amy Lowry-Carter, Student Adviser
Harriet King, Student Adviser

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MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 11th January 2008, having been circulated, be approved and signed as a correct record.

P/4527

PLANNING APPLICATIONS

Members considered planning applications in respect of periods ending 9th, 16th and 23rd January 2008.

APPLICATION 08/91579 – USE AS VETERINARY PRACTICE - UNIT 7, CARVERS INDUSTRIAL ESTATE

Mr John Adams, a Senior Partner at Forest Veterinary Clinic, explained that the practice's lease at their current premises in Northfield Road would end on 31st March 2008. An 18-month search for alternative premises had been unsuccessful and there was low demand for the four vacant units on Carvers Industrial Estate. The practice currently served approximately 3000 families and, if it had to close, this would lead to the loss of 7 skilled employees and of a training facility. The President of the Chamber of Trade had stated that the practice was a "valued business and an asset to this community". He added that, countrywide, many veterinary practices were located in industrial estates.

Members considered the application and the representations received and, for the reasons set out in Annex 'A', agreed that the application should be recommended for permission.

APPLICATION 08/91540 – FLOODLIGHTS - RINGWOOD JUNIOR SCHOOL PLAYING FIELDS

Mr Chislett of 43 Addison Square spoke in objection to the application on the grounds of the lights being too high, too bright and too intrusive to neighbouring residents. He said that the previous planning permission for the site (06/88549) included a condition that it could only be used three nights a week up to 9.30pm. However, residents had received correspondence from the rugby club seeking to extend these hours of use. Residents were concerned that this would lead to a further intrusion into their lives. Mr Chislett added that he had received no consultation from either the rugby club or New Forest District Council on the planning application for floodlights.

Members considered the application and the representations received and, for the reasons set out in Annex 'A', agreed that the application should be recommended for refusal.

APPLICATION 07/89952 – TWO-STOREY DWELLING - LAND OF 34 ORCHARD CLOSE

The applicant informed Members that Highway and Tree Surveys had now been submitted in support of this application. He reported that the highway authority had raised no objections and the concerns of the Tree Team could be overcome by conditions. It was noted that the Town Council had not received copies of either of these documents.

Members considered the application and the representations received and, for the reasons set out in Annex 'A', agreed that the application should be recommended for permission.

08/91498 – TWO DWELLINGS - PLOTS 1 & 2, PARKERS YARD

Councillors Terry and Mrs Terry declared personal and prejudicial interests in this application as a neighbour owned an adjoining plot. They left the meeting while this application was discussed.

08/91558 – EXTENSIONS - 66 FAIRLIE

Councillors Chard, Clarke, Cole and Terry declared personal interests in this application as they knew the applicant in his capacity as Chairman of the Ellingham and Ringwood Rugby Club.

08/92498 – GARAGE - BRAMBLE COPSE, CROW HILL

Councillor Mrs Wiseman declared a personal interest in this application as her husband owned land adjoining the site.

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

Harriet King left the meeting at 3.30pm.

P/4528

PROPOSED EXTINGUISHMENT OF HIGHWAY RIGHTS

The Deputy Town Clerk reported that Hampshire County Council had received a request for extinguishment of highway rights from the adjoining landowners of an area off the Market Place and adjacent to the A31. The land was considered to be surplus to future highway requirements.

RESOLVED: That no objection be made to the proposed extinguishment of highway rights.

P/4529

PROPOSED CHANGES TO NFDC PLANNING APPLICATION REGISTRATION REQUIREMENTS

Members considered consultation from New Forest District Council on proposed changes to planning application registration requirements. It was noted that a standard national application form, known as 1APP, would be mandatory for all applications submitted to the District Council from 6th April 2008. National requirements for information to be submitted with applications had been defined by government.

However, individual Local Planning Authorities were required to supplement these with local requirements. The Hampshire and Isle of Wight Planning Officers Group had worked together to standardise the approach as far as possible and requirements had been set out on a common set of matrices.

Members noted that, as there were approximately 25 different matrices for differing types of applications, the new proposals appeared to be more complicated. It also appeared that applicants would still be required to complete two applications in some instances, for example for works to Listed buildings, and would still be required to pay fees for two applications.

RESOLVED: That the District Council be requested to ensure the new requirements were user friendly, particularly for those applicants not using agents, and that the costs to individuals be kept to a minimum.

**P/4530
PARKING OUTSIDE SCHOOL PREMISES**

Cllr Mrs Wiseman declared a personal interest as her grandson attends Ringwood Junior School and had been nearly knocked down by a car.

Members considered the Town Clerk's report (*Annex 'B'*) and noted that the yellow zigzag markings outside many schools were not supported by Traffic Regulation Orders, which meant that it was not an offence to stop or park on these road markings. However, the situation could be regularised by the introduction of individual Orders outside schools or by the adoption of a blanket Order covering all schools within the town or the district.

RESOLVED:

- 1) That the District Council be encouraged to adopt a formal Traffic Regulation Order to cover the road markings outside all schools in the town, and
- 2) That New Forest Association of Local Councils be requested to make representation to the District Council for the adoption of a blanket Traffic Regulation Order to cover all schools in the district.

**P/4531
NEW FOREST NATIONAL PARK – PROPOSED CONSERVATION AREA**

Members considered consultation from the New Forest National Park Authority on a proposed new Conservation Area, Western Escarpment, which would include areas of North Poulner, Hangersley and Linford.

Members did not believe that the mix of properties in that area within the Ringwood parish boundary made a significant contribution to the character of the National Park. It was also felt that this area is not intrinsic to the uniqueness or identity of the National Park, particularly as it is adjacent to the A31 and the built up area of Ringwood.

Members were of the opinion that the existing planning policies were adequate and that the Authority had sufficient powers to deal with areas of archaeological or historical importance without the imposition of a blanket Conservation Area.

There was also concern that the proposed Conservation Area would be an intrusion on the residents within the Area and those living adjacent to it, who would be required to submit planning applications for minor works at their expense.

RESOLVED: That the Council object to the proposed Conservation Area, Western Escarpment, for the reasons outlined above.

P/4532

NEW FOREST NATIONAL PARK – HOUSING LAND AVAILABILITY

Members considered consultation from the New Forest National Park Authority on the availability of land for housing in the 20 years. Potential sites should be able to accommodate a minimum of three dwellings. This information would be used to inform the Authority's Local Development Framework.

Members had no knowledge of any sites within the part of the parish that falls within the National Park boundary.

RESOLVED: That no sites be put forward for consideration for housing development.

The Chairman closed the meeting at 4.15pm.