

PLANNING, TOWN & ENVIRONMENT COMMITTEE
23 MAY 2008

PLANNING APPLICATION NUMBER 08/92208

Development Securities (Furlong) Ltd

Development of mixed use comprising of 13 shops with ancillary space; 3 office units; 12 residential flats; basement car park; landscaping; new access; including conversion and reuse of The Old Town Hall for retail and residential use including retention of established ground floor retail use

Members were supportive of the development in principle. However, as there was insufficient information included in the application relating to parking, servicing, waste management and developers contributions, they were unable to support the application at the present time.

Ringwood Town Council therefore recommends REFUSAL(2) of this application on the following grounds:

1) Parking

We do not believe that the existing short and long term parking provision will be adequate for the additional traffic generated by the proposed mix of office and commercial use. The developer needs to prove that there is capacity in the existing car parks for the additional 84 spaces referred to in page 12 of the Transport Assessment. As such, capacity figures for the Waitrose/Furlong Centre car park should be provided. It is submitted that the developer has already recognised a problem with parking provision, which is proven by the approach to NFDC to extend the car park into Stallards Lane.

It is noted that the old Town Hall has been excluded from the Traffic Assessment (page 12 refers) as it is stated that the existing retail space will be refurbished. However, the existing use of this space is for a nightclub, retail and restaurant with associated parking. This parking will be removed by the proposed development and new provision will be required. In addition, it is stated in the Design and Access Statement that this building will most likely be a restaurant (page 20 refers), although the application refers to retail use only. It is understood that restaurant use has a higher requirement for parking than retail use. It is therefore submitted that the footprint of the Town Hall should be included in the calculations used in the Transport Assessment.

Parking is currently provided for the Original White Hart and this will be lost to the proposed development. No mention has been made of this in the Transport Assessment.

The estimate of 30 members of staff seems conservative, particularly as a new restaurant is proposed.

2) Servicing

A servicing strategy is required to demonstrate how each unit will be serviced. The servicing areas are insufficient and there is no detail as to how each unit will be serviced.

The space available for delivery vehicles is inadequate for the proposed number of units.

3) Waste Management

There is no indication in the application as to how waste will be managed. We would expect to see a waste management strategy for both commercial and residential, bearing in mind current NFDC policy advice and requirements for separating waste streams for recycling. The areas shown on the plans for bin storage appear to be insufficient.

It would be helpful to see a schedule of use for each numbered unit, together with the associated waste management and servicing strategy for each.

4) Pedestrian and Road Safety

The location of the proposed servicing bay in The Furlong will cause conflict between vehicles and pedestrians. It is close to informal pedestrian crossing areas and to the proposed entrance to the underground car park. Although the entrance/exit to the underground car park is off a 2-directional road, it is only a single carriageway width and could cause conflict with both pedestrians and vehicles.

5) Toilets

Members would like to see the provision of toilets included in the scheme.

6) Developers Contributions

There is no reference in the application to any form of developers' contributions. We would expect to see contributions both for transport and open space