

OPEN SESSION: There were 13 members of the public present.

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

Held on Friday 6<sup>th</sup> November 2009 at 2.00pm

PRESENT: Cllr N R G Clarke (Chairman)  
Cllr M A Steele (Vice-Chairman)  
Cllr N J Chard  
Cllr L C Ford  
Cllr B H Terry  
Cllr A Wiseman  
Cllr B Woodifield

IN ATTENDANCE: Jo Stannard, Deputy Town Clerk  
Claire Perrens, Meetings Administrator  
Ashley Finch, Student Advisor  
Ed Fullick, Student Advisor  
Cllr S Rippon-Swaine  
District Cllr C Treleaven

### **P/4704 APOLOGIES**

The Deputy Town Clerk reported that apologies for absence had been received from Cllr Cole and Cllr Mrs J Terry.

### **P/4705 DECLARATIONS OF INTEREST**

*P/4707 Planning Application 09/94524 – Cllr Steele declared a personal and prejudicial interest as the applicant is a business contact. Cllr Steele left the room whilst this application was discussed and took no part in the debate or decision made. Cllr Woodifield declared a personal interest, as she had provided a valuation of the proposed flats, but had no further involvement.*

### **P/4706 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the Meeting held on 9<sup>th</sup> October 2009, having been circulated, be approved and signed as a correct record.

### **P/4707 PLANNING APPLICATIONS**

*Whilst Cllr Rippon-Swaine was present during the consideration of the Planning Applications, he took no part in the discussion or decision making on any of the applications, nor expressed a view on any of them.*

Members considered planning applications in respect of periods ending 7<sup>th</sup> October, 14<sup>th</sup> October, 21<sup>st</sup> October and 28<sup>th</sup> October 2009.

Planning Application 09/94669 was considered in detail, as there were members of the public wishing to make comments. Mr David Neame, of Charles Planning Associates, spoke in support of the application which he

said had addressed the concerns raised by the District Council, reduced the number of properties from 26 to 24, and included affordable housing in partnership with a registered social housing association.

A number of residents living in Eastfield Lane spoke against the planning application. Mr Frank Cloke considered the development to be out of character, and overintensive. Mrs Matthews expressed concerns about the increase in entrances to the estate, the fact that there was a lack of pavements along Eastfield Road, and the road would be dangerous to cross, especially for children. Mr Colin Harris was worried that the drainage/sewage systems were inadequate.

Members noted that 27 written representations against the application had been made to date. The Chairman addressed some of the issues raised. The applicant's Transport Survey showed the net increase of trips from new residents would be well below the level which would allow for an objection by the Highways Authority. Whilst sympathising with residents' suggestion that other sites be developed before this type of 'infilling' of back gardens, he stated that the Wellworthy site was scheduled at present for industrial development, and there were no other areas currently available. Concerns about the sewage/drainage had been mitigated by the development's surface water drainage being designed to SUDS criteria, which would have a more efficient system than that in the rest of Eastfield Lane.

A laurel tree on site was scheduled for destruction against the Planning Officer's advice. Mr Neame was asked to clarify this issue, and said that the tree had to be moved, but was not in condition to survive relocation. It was proposed to fell it and replace it with a semi-mature tree.

Cllr Woodfield commented on the increased size of some of the houses to 5 bedroom, which meant there would be more people in the housing than before, potentially meaning more cars parked on the estate. Cllr Chard read out a letter from a resident, Mr Old, which deplored the possible increase in the number of residents to be housed on the proposed development, from 76 to 83. Cllr Chard was concerned about the safety of Eastfield Lane, given that it was a C class road, with pavements on one side only. Student Advisor Ed Fullick supported the development which he felt was important for the Town. Cllr Terry regretted that infilling of back gardens was necessary, but supported the application due to the need for affordable housing in Ringwood. Cllr Steele said that the problem of infilling needed to be addressed by the District Council. Cllr Ford said she found it difficult to balance the need for housing and her dislike of back garden developments. She was concerned about the proposal for 5 bedroom houses with a likely increase of cars per household. However, without an objection from the Highways Authority, the Town Council could not object on the grounds of transport. Cllr Wiseman was concerned about drainage/sewage, and the possible effects of flooding on the rest of Town. The Chairman said there would be no extra drainage required by the site, due to the design of surface water disposal systems.

The Deputy Town Clerk suggested that Members consider making a recommendation that Transport Contributions be used to improve nearby Cloughs Road (*see Annex 'A' attachments for further details*).

Planning Application 09/94524 – *Cllr Steele declared a personal and prejudicial interest as the applicant is a business contact. Cllr Steele left the room whilst this application was discussed and took no part in the debate or decision made. Cllr Woodfield declared a personal interest, as she had provided a valuation of the proposed flats, but had no further involvement.*

Planning Application 09/94682 – Cllr Ford abstained from voting.

At the request of Cllr Chard for a recorded vote on Planning Application 09/94669, it was

**RESOLVED:**

- 1) That, with Cllrs Steele, B Terry, Clarke, Woodfield and Ford voting in favour, and Cllrs Chard and Wiseman against, Planning Application 09/94669 be supported with an observation of Permission (1);

- 2) That a transport contribution be sought to enable improvements to be carried out to Cloughs Road which would be affected by the development; and
- 3) That the observations summarised in *Annex 'A'* be submitted.

<b>ACTION Claire Perrens</b>
------------------------------

**P/4708**

**BUS STOP OUTSIDE 69 EASTFIELD LANE**

Members considered proposals from Hampshire County Council to improve the bus stop outside 69 Eastfield Lane. Members also considered representations from the occupant of 69 Eastfield Lane (a copy of which had been circulated to all members of the Committee prior to the meeting) and which the Deputy Town Clerk summarised at the Meeting.

Taking everything into account, Members agreed to support the proposals, which had been designed to address the highway safety and social problems associated with the bus stop, and would provide a safer environment for those people using the facility.

**RESOLVED:**

- 1) That the proposed improvements to the bus stop outside 69 Eastfield Lane be supported in order to create a safer environment for those using the bus stop; and
- 2) That it be noted that the location of the bus stop met a recognised demand by bus users and Members could therefore see so no merit in its relocation.

<b>ACTION Jo Stannard</b>
---------------------------

**P/4709**

**COMMITTEE BUDGET 2010/2011**

Members considered the first draft of the Committee's Budget for 2010/2011 (*attached as Annex 'B'*). Appendix 'A' showed progress with the two projects for 2009/10. Appendix 'B' consisted of new budget proposals for 2010/11. Members discussed the three proposals. It was felt that the allocation of £1,500 for a new bus shelter was not adequate, and that £3,000 might be a more realistic figure. It was agreed that neither this item nor Item 3 - Signage were essential and they would be better left until general economic conditions improved.

**RECOMMENDED TO POLICY & FINANCE COMMITTEE:**

- 1) That Item 1 on Appendix B in *attached Annex 'B'* Speed Indicator Devices be supported; and
- 2) That Items 2 and 3 be deferred until another year.

<b>ACTION Martin Townsend / Jo Stannard / Claire Perrens</b>
--

**P/4710**

**LOCAL BUS SERVICE – QUESTIONNAIRE**

Members considered consultation from Hampshire County Council on local bus services (*Annex 'C'*). The Chairman was of the opinion that it would be difficult for the Committee to make an informed response. He had passed the questionnaire to Community First, who were in a better position to identify need in this case. There was some discussion with the Student Advisors about the problems experienced by sixth form students travelling by bus. District Cllr Treleaven confirmed that the bus company had agreed to offer reduced fares to students. However, students were restricted to travel at certain times, to obtain the discount, which did not always fit well with the structure of their timetables. Members also considered that better use could be made of community transport facilities, such as the minibuses operated by the Ringwood and District Community

Association. It was felt that an organisation such as Community First would be best place to coordinate the use of all community transport.

**RESOLVED:** That the Deputy Town Clerk be authorized to respond to the consultation based on the information detailed above.

<b>ACTION Jo Stannard</b>
---------------------------

**P/4711**

**NEW FOREST DISTRICT COUNCIL PREPARATION OF SITES & DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT**

Members considered the Deputy Town Clerk's report (*attached as Annex 'D'*) regarding two new District Council strategy documents. At the Chairman's invitation, District Cllr Treleaven commented that there were two documents; the core strategy was a broad vision of how the area should look; and the Sites and Development Management Development Plan Document (DPD) provided a description of potential sites for development. Members considered which sites within the Town were suitable for housing and employment land.

Cllrs Terry and Ford felt that the site at Wellworthys (set aside for industrial use) had been left unused for too long. It was noted that the site needed some decontamination and that it was an eyesore.

**RECOMMENDED TO POLICY & FINANCE COMMITTEE:**

That the following sites be put forward to New Forest District Council for consideration for inclusion in the Sites and Development Management DPD:

**For mixed housing and employment use:**

- i) The former Wellworthy site off Christchurch Road
- ii) Land west of Crow Lane between the disused railway line and Crow Arch Lane
- iii) Land west of Crow Lane between the disused railway line and Hightown Gardens

**For housing:**

- i) Land to the rear of 88-98 Christchurch Road, subject to flood risk assessment
- ii) Land at the rear of properties in Christchurch Road and lying between those properties and the sewage works off Hampshire Hatches Lane
- iii) New Forest District Council depot site in Christchurch Road

**For employment:**

- i) Land south of A31 and west of Nouale Lane

<b>ACTION Claire Perrens</b>
------------------------------

**P/4712**

**PROPOSED CROW ARCH LANE TO MOORTOWN LANE CYCLEWAY**

Members considered the future implementation of the proposed cycleway as identified in the Local Plan. It was agreed that this route would be a great benefit, as it would create a link to the proposed new multi-sports facility south of Moortown Lane. It would also provide an alternative to cycling along the busy Christchurch Road.

**RESOLVED:** That the implementation of the proposed cycleway between Crow Arch Lane and Moortown Lane be supported.

<b>ACTION Jo Stannard</b>
---------------------------

**P/4713**

**PEDESTRIAN SIGNING SCHEME**

Members considered whether to authorise the use of the available budget of £10,000 as a contribution to the Pedestrian Signing Scheme. It was noted that Hampshire County Council had carried out a feasibility study and that the estimated cost for the whole scheme was £30,000. The scheme had been included on the reserve list in the 2009/10 Traffic Management Programme, although Hampshire County Council had indicated that it was unlikely to be progressed this year and would therefore need to be considered for inclusion in the 2010/11 programme.

**RESOLVED:** That the £10,000 identified in the Budget for Signage be allocated to the Pedestrian Signing Scheme, subject to Hampshire County Council funding the balance and being able to deliver the scheme.

<b>ACTION</b> <b>Jo Stannard</b>
----------------------------------

**P/4714**

**TRAFFIC MANAGEMENT ISSUES**

The Deputy Town Clerk reported on the Informal Members' Meeting held on 29<sup>th</sup> October 2009.

She reported that there would be a one day trial of the proposed pedestrian and cycle crossing of Hightown Road to ensure compliance with the safety audit. Further investigations would also be carried out into the delivery of a new crossing opposite Ringwood Junior School. It was noted that the Highways Agency had issued proposals to relieve congestion and improve safety on the westbound route of the A31 past Ringwood; a meeting was to be arranged to discuss the proposals in detail. In response to concerns raised by residents of Eastfield Lane, the deployment of a Speed Indicator Device (SID) had been considered. This would provide information on the volume of traffic using the road and the speed at which it was travelling. In order to proceed with deployment, the Town Council would be required to fund the cost of a sleeve on which to install the SID. It was noted that a bid for funds had been included in the Committee's budget for 2010/11. A pedestrian crossing for the High Street had also been considered. However, as there was not one defined desire line, it had been agreed not to proceed with this proposal.

**RESOLVED:**

- 1) That the Deputy Town Clerk's verbal report be noted
- 2) That deployment of a SID in Eastfield Lane be considered in the 2010/11 financial year, subject to the success of the bid for funds.

<b>ACTION</b> <b>Jo Stannard</b>
----------------------------------

There being no further business, the Chairman closed the meeting at 5pm.

RECEIVED AND ADOPTED

25<sup>th</sup> November 2009

TOWN MAYOR

COMMITTEE CHAIRMAN

**Note: The text in the Action Boxes above does not form part of these minutes.**