

Ringwood Town Council - Planning Observations - NFDC - 6 November 2009

Number	Site Address	Proposal	Observation	Comments
09/0662	6 Brook Cottage, 6 Coxstone Lane	T1 Laburnham - 30% reduction, T2 Ash - Fell	Officer Decision (5)	
09/0735	5 Bickerley Road	T1 Ash - Fell. T2 Macrocarpa - Fell.	Permission (1)	
09/94524	The Purbecks, Gravel Lane	Use 3 units as residential flats; associated car parking	Refusal (4)	(see attached for further details)
09/94589	Quaker Court, Eynon Mews, Christchurch Road	Retention of 1 non illuminated post mounted sign	Permission (1)	Members recommended reinstatement of the original road sign "Eynon Mews leading to Quaker Court" or that the new sign for Quaker Court is positioned so that it does not obscure the existing Eynon Mews sign.
09/94597	Land adjacent 4 Brooks Close	One pair of semi-detached houses; access; parking	Refusal (4)	Members agreed with the Planning and Highways Officers' concerns (see attached for further details)
09/94632	43 Northfield Road	Two-storey side & rear extension; single-storey front & rear extensions; first floor side extension; dormer	Permission (1)	
09/94667	9 Frobisher Close, Poulner	Access Ramp	Permission (1)	

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

Number	Site Address	Proposal	Observation	Comments
09/94669	83-87 & Rear of 79-81 & 89-91 Eastfield Lane	Development of 24 dwellings comprised: 10 detached houses; 5 pairs of semi-detached houses; 1 terrace of 3 houses; 1 link detached house; garages & carports; vehicular & pedestrian access; parking; public open space & landscaping; demolition of 83, 85 & 8	Permission (1)	(see attached for further details)
09/94682	2A Highfield Road	Office & workshop; demolition of existing	Permission (1)	
09/94686	7 Seymour Road	One & two-storey front extension (Amendment to Planning Permission 09/93769)	Permission (1)	
09/94689	Unit 11b The Furlong	Roof alterations; dormer and rooflights; first floor rear extension	Permission (1)	
09/94711	82 Eastfield Lane	Outbuilding	Permission (1)	
09/94734	42 Hightown Road	Replacement garage doors (3 Pairs); new wrought iron gates	Permission (1)	

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

Number	Site Address	Proposal	Observation	Comments
09/94735	42 Hightown Road	Replacement garage doors (3 Pairs); new wrought iron gates. (Application for Listed Building Consent)	Permission (1)	
09/94743	48 Fairlie	Two-storey rear extension; extend front dormers; rooflights	Permission (1)	
09/94747	Church of St Peter & St Paul, Market Place	Retention of noticeboard	Permission (1)	

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

Ringwood Town Council - Planning Observations - NFNPA - 6 November 2009

Number	Site Address	Proposal	Observation	Comments
09/94546	62 Ringwood Road, North Ripley, Bransgore, Christchurch	First floor extension; single storey extension with terrace and balustrade above; porch; re-render walls	Permission (1)	

1 - Recommend Permission, but would accept NFNPA officer's decision 2 - Recommend Refusal but would accept NFNPA officer's decision 3 - Recommend Permission
4 - Recommend Refusal 5 - Will accept NFNPA officer's decision

Observations on Planning Applications – Ringwood Town Council

09/94524 – The Purbecks, Gravel Lane

Use 3 units as residential flats; associated car parking

Recommend: REFUSAL (4)

We recommend that this application be refused for the following reasons:

- It would be inappropriate to mix residential use within a Close Care environment.
- The units are considered to be too small for residential use, thereby creating unacceptable living conditions for future occupiers.
- The removal of the front boundary hedge and the creation of parallel parking bays would be out of character with the area and contrary to conditions of the existing permission granted by Appeal.
- The increase in traffic generated by the proposed residential use would have an unacceptable impact on Gravel Lane and create a road safety hazard, given its narrow width and lack of pavements and the fact that it is a well used pedestrian route and part of the Avon Valley Path.

09/94597 – Land adjacent 4 Brooks Close

One pair of semi-detached houses; access; parking

Recommend: REFUSAL (4)

We recommend that this application be refused for the following reasons:

- The proposed development would be out of character with the area, given its prominent position set forward of the existing building line.
- The existing grass verge contributes to the sense of openness in the built up area and is a valued amenity space.
- There is inadequate provision for car parking and, combined with the proposed removal of roadside parking (by construction of the lay-by) and the existing parking difficulties in the Close, this would lead to an unacceptable road safety hazard.
- No agreement has been secured for the payment of transport contributions.

09/94669 – 83-87 and Rear of 79-81 & 89-91 Eastfield Lane

Development of 24 dwellings

Recommend: PERMISSION (1) - please also see comments below about contributions

We recommend that this application be granted permission for the following reasons:

- There is a need to provide additional housing in the town to meet existing demand, particularly in relation to affordable housing. Members recognise that this particular type of development, by infilling back gardens, is not ideal but until such time as more suitable land is released for housing, this is the only type of development that current policy allows for.
- Members acknowledge that local residents have concerns about the increase in traffic that could be generated by the development. However, as the Highways officer has raised no objections in this regard, this would not be a justifiable reason for refusal.

Transport Contributions

If the application is successful and planning permission is granted, we recommend that the transport contributions are used to fund improvements to nearby Cloughs Road, including the provision of a footway. Cloughs Road has been identified as a strategic cycle route in the Walking and Cycling Strategy and is a very well used pedestrian route to school.

Open Space Contributions

It should be noted that the Town Council has not been consulted on the requirement for public open space contributions or the provision of on-site public open space, in line with current District Council policy.