

## Ringwood Town Council - Planning Observations - NFDC - 9 April 2010

Number	Site Address	Proposal	Observation	Comments
09/94829	11 Southampton Road	5 x internally illuminated fascia signs; 1 internally illuminated projecting sign	Permission (3)	Members do not agree with the Conservation Officers concerns about the visual impact of the signs. The signs on the front elevation will be in shadow from the overhang of the building, which will serve to decrease the visual impact.
09/94839	136 Christchurch Road	Retention of 2 non illuminated signs; 2 illuminated hanging signs; 1 illuminated post sign	Permission (1)	See attached
09/94842	136 Christchurch Road	Retention of 2 non illuminated signs; 2 illuminated hanging signs; 1 illuminated post sign (Application for Listed Building Consent)	Permission (1)	See attached
09/95026	29 Southampton Road	Display 1 internally illuminated fascia sign; 1 internally illuminated projecting sign; 1 non-illuminated high level sign	Permission (1)	It is now proposed that the sign at the rear of the building is non-illuminated, which is an improvement on the previous application.

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
10/95099	73 Christchurch Road	Two-storey dwelling; detached carport; replacement garage to existing dwelling; demolition of existing outbuilding	Permission (1)	Set in context against the adjoining Towngate Mews and the Town Council offices, the proposed design appears to be acceptable and gives reasonable amenity space to both the existing and proposed properties.
10/95100	73 Christchurch Road	Demolition of existing building (Conservation Area Consent to demolish)	Permission (1)	
10/95142	Crown Tap, 4 Southampton Road	Move internal wall & door; remove wall to side of fireplace (Application for Listed Building Consent)	Permission (1)	
10/95166	Co-op Petrol Station, Ringwood Service Station, The Bridges	Display 3 illuminated signs; various non-illuminated signs	Permission (1)	
10/95167	12 Christchurch Road, Kingston	Roof alterations; dormers; rooflights in association with new first floor; single-storey rear extension	Permission (1)	Support the Planning Officer's condition requiring the side dormer window facing number 11 to be obscurely glazed and fixed shut.
10/95202	Land of the Auld Kennels, 215 Christchurch Road	House	Permission (1)	Note the Planning Officer's concern about overlooking to the north, but given the size of the garden for the existing dwelling, Members do not believe that this is a material issue.

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
10/95219	Land of 149 & 151 Hightown Road	4 houses; 2 detached garages; bin stores; new accesses	Permission (1)	See attached.
10/95240	7 Swan Mead, Hightown	Single-storey front extension; first floor front extension	Permission (1)	
10/95245	10 Highfield Drive	Roof alterations in association with new first floor; dormers; rooflights; single-storey side extension	Permission (1)	Subject to any necessary conditions to protect the privacy of number 12.
10/95318	Highground, Cowpitts Lane, Poulner	Single-storey side extension	Permission (1)	
10/95327	17 Kingfisher Way	Single-storey side extension (Extension to time limit of Planning Permission 07/98463)	Permission (1)	
10/95349	29 Southampton Road	New shop front; air-conditioning unit	Permission (1)	See attached.
10/95376	23 Lakeside, Hightown	Two-storey side extension; single-storey rear extension; fenestration alterations to garage; extend boundary wall	Permission (1)	
10/95379	67 Eastfield Lane	Single-storey rear extension	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

## **Observations on Planning Applications – Ringwood Town Council**

### **09/94839 and 09/94842 – 136 Christchurch Road**

**Retention of 2 non illuminated signs; 2 illuminated hanging signs; 1 illuminated post sign**

**RECOMMEND: Permission (1) for both applications**

We recommend that these applications be granted permission for the following reasons:

- Members support the need for signage and have no objection to signs (a), (c) or (d). The majority of the signs have been in position for over 25 years and, until now, have not caused harm, nor has there been any objection raised to their presence.
- Illumination is required for the security of customers and employees, prevention of crime and disorder and for the generation of business. However, the existing illuminated signs (b) and (e) do appear out of character and we would recommend negotiation to improve these.
- As there are additional signs that do not appear to have been included in this application, Members recommend that one consolidated application is submitted to cover all signs associated with the business.
- One of the main objectives of the Core Strategy is to maintain the vitality and viability of town centres and Policy CS17 specifically states that visitor-based service sector jobs and the local tourism industry should be supported. Ringwood is defined as a “service centre” and is also the western gateway to the New Forest National Park. Therefore businesses such as The Candlesticks provide an important service and we should do all we can to support them in order to maintain the positive contribution they make to the town.

### **10/95219 - Land of 149 & 151 Hightown Road**

**4 houses; 2 detached garages; bin stores; new access**

**RECOMMEND: Permission (1)**

Members support the proposed development in principle. However, it is hoped that negotiation can achieve a more acceptable layout of the site and a reduction in height of the proposed dwelling on plot 1. Precedent has been set by the development of 8 dwellings to the rear of 144-150 Hightown Road (08/92514), which is a good example of an infill development.

### **10/95349 - 29 Southampton Road**

**New shop front; air-conditioning unit**

**RECOMMEND: Permission (1)**

A roller shutter is no longer proposed in the application, which was the reason Appeal ref APP/B1740/A/09/2116896 was dismissed. The Planning Inspector had no objection to the shop front or air-conditioning unit, therefore this application would now appear to be acceptable.

## Ringwood Town Council - Planning Observations - NFNPA - 9 April 2010

Number	Site Address	Proposal	Observation	Comments
10/94952	The Stables, Christchurch Road, Bisterne	Single storey infill extension (Demolish existing covered way)	Permission (1)	
10/94953	The Stables, Christchurch Road, Bisterne	Single storey infill extension; Demolish existing covered way (Application for Listed Building Consent)	Permission (1)	
10/95015	Vine Cottage, Hangersley Hill, Hangersley	Single storey side extension	Refusal (4)	The proposed extension exceeds the 30% floorspace limit and there is no justification for an exception to policy.
10/95016	Vine Cottage, Hangersley Hill, Hangersley	Demolition of garage (Application for Conservation Area Consent)	Permission (1)	
10/95042	Hower House, Hangersley Hill, Hangersley	Single-storey Extension	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