

Ringwood Town Council - Planning Observations - NFDC - 8 January 2010

Number	Site Address	Proposal	Observation	Comments
09/94774	Land at New Road	2 terrace of 3 houses; cycle/store sheds; parking; landscaping; access	Refusal (4)	Please see attached
09/94804	Courtlands, 89 North Poulner Road	Retention of double garage	Permission (3)	
09/94834	Travis Perkins, 9 Fairlie, Gorley Road	Retention of external racking for storage	Permission (3)	
09/94840	16A The Furlong	Display 1 non illuminated hanging sign; 1 illuminated fascia sign	Permission (3)	
09/94844	Bickerley Garage, Kings Arms Row	To allow the sale of motor vehicles from side & rear of Bickerley Garage (change of use)	Refusal (2)	The case for effective operation of both a garage and car sales business has not been clearly made; there is no provision for customer parking. This could result in illegal car parking in the two bank car parks nearby & obstruction of the highway.

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
09/94846	Fish Inn, The Bridges	Retention of 2 illuminated fascia signs; 1 illuminated hoarding sign; 2 non-illuminated fascia signs; 1 illuminated hoarding sign; 1 illuminated swing sign	Permission (3)	Please see attached
09/94848	Fish Inn, The Bridges	Retention of 2 illuminated fascia signs; 1 illuminated hoarding sign; 2 non-illuminated fascia signs; 1 illuminated hoarding sign; 1 illuminated swing sign; associated lighting (Application for Listed Building Consent)	Permission (3)	Please see attached
09/94850	Fish Inn, The Bridges	Retention of 2 x 3.05 metre high lampposts; rear floodlight	Permission (3)	Please see attached
09/94851	Fish Inn, The Bridges	Retention of CCTV camera; satellite antenna (Application for Listed Building Consent)	Permission (3)	Please see attached

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Number	Site Address	Proposal	Observation	Comments
09/94852	Fish Inn, The Bridges	Retention of all lights fixed to building not associated with advertisements (Application for Listed Building Consent)	Permission (3)	Please see attached
09/94868	Fish Inn, The Bridges	Retention of 2 x 3.05 metre high lamposts; rear floodlight (Application for Listed Building Consent)	Permission (3)	Please see attached
09/94882	12A Morant Road	Roof alterations in association with new first floor; roof lights; two-storey rear extension; single-storey side extension	Permission (1)	
09/94920	Westbury House, 137 Hightown Road	Single-storey side and rear extension	Permission (1)	
09/94938	26 Highfield Avenue	Two-storey rear extension; front dormer	Permission (1)	
09/94955	Land adjacent 4 Brooks Close	One pair of semi-detached houses; access; parking; shed/cycle stores	Refusal (4)	Please see attached
09/94967	31 Eastfield Lane	Front extension to carport	Permission (1)	
09/94979	81 Wessex Estate	Create 2 flats	Permission (3)	A condition is recommended that future use is restricted to 'supported living'

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4 - Recommend Refusal 5 - Will accept NFDC officer's decision

Number	Site Address	Proposal	Observation	Comments
09/94981	21 Poplar Crescent	Internal & fenestration alterations to create 3 flats	Permission (3)	A condition is recommended that future use is restricted to 'supported living'
09/94988	99 Hightown Road	1 pair of semi-detached houses; demolition of existing (Outline application with all matters reserved)	Permission (1)	Members were concerned about the implication for pedestrian safety given the lack of pavements and busy junction adjacent to the site
09/95014	Wessex Building, Ringwood School, Parsonage Barn Lane	Solar PV panels on the Wessex Building at Ringwood School	Permission (3)	

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Observations on Planning Applications – Ringwood Town Council

09/94774 – Land at New Road

2 terraces of 3 houses; cycle/store sheds; parking; landscaping; access

Recommend: REFUSAL (4)

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

- Although the Town Council fully supports the provision of affordable housing to meet local needs, this site has not been identified in the Core Strategy, nor has it been recommended for inclusion in the Sites and Development Management DPD.
- The Town Council is of the opinion that the Green Belt boundary has been drawn too tightly around the town and that rigid adherence to this boundary is leading to an increased amount of backland development, which is having a significant and detrimental effect on the character of the built-up area of the town. The Town Council therefore supports the need for a review of this boundary to allow for the reasonable foreseeable development requirements of the town. However, it does not believe that this particular proposal should be treated as an exception to Policy.
- The proposed development is contrary to Policy CS2 (Design quality) – the proposed terraces of 2-storey dwellings would appear incongruous and out of character in this area characterised by bungalows.
- It does not appear that the applicant has carried out any consultation with local people or relevant agencies and there is no evidence of any discussions with a housing agency, which would be essential to support the scheme, given that a “communal heating and water saving system” is proposed.

09/94846, 94848, 94850, 94851, 94852 and 94868 – Fish Inn, The Bridges

Various applications for retention of signs, lighting etc.

Recommend: PERMISSION (3)

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

- Members are of the opinion that the requirement for this local business to submit 6 planning applications for the retention of signs that have been in position since the 1900s and lights, some of which have been in place for over a decade, is excessive.
- The Fish Inn is located on the very edge of the Conservation Area, adjacent to the A31 and to a modern 24-hour garage/convenience store. Therefore, the officer's concerns that the signs detract from the contribution the building makes to the character of the Conservation Area are weak and unconvincing.
- The lights are required for security of customers and employees, prevention of crime and disorder and for the generation of business.
- The requirement by Natural England for the provision of an environmental impact assessment (09/94852) is not supported and would be an unnecessary burden on 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 Fish Inn 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.

09/94955 – 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.
- The proposed removal of roadside parking (by construction of the 2 parking bays adjacent to the proposed development), combined with the existing parking difficulties in the Close, would lead to an unacceptable road safety hazard.

Ringwood Town Council - Planning Observations - NFNPA - 8 January 2010

Number	Site Address	Proposal	Observation	Comments
09/94725	The Hedges, Hangersley Hill, Forest Corner, Hangersley	Replacement Shed	Permission (3)	
09/94733	Broom Hill, Crow Hill, Crow	Outbuilding	Permission (3)	
09/94778	Uppacott, Bagnum Lane, Bagnum	Two storey outbuilding	Permission (1)	Members recommended a condition that the first floor should not be used as a separate residential unit

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