

## Ringwood Town Council - Planning Observations - NFNPA - 5 March 2010

Number	Site Address	Proposal	Observation	Comments
09/94719	Bagnum Farm House, Bagnum Lane, Bagnum	Internal alterations including part removal of first floor chimney breast; Erection of stud wall; Insertion of 4 roof lights in main roof and 3 roof lights in lean-to; Alterations to fenestration (Application for Listed Building Consent)	Permission (1)	
10/0025	Foulford Bottom	Fell mature & semi-mature Scots pine that have established across an area of mire and heathland	Permission (1)	
10/0036	Berricombe, Linford Road, Linford	Fell Conifer; Fell Scots Pine	Permission (1)	
10/94906	The Old Coach House, 2 Cowpitts Lane, Poulner	Application for a Certificate of lawful development for existing use of attached outbuilding for ancillary domestic purposes	Permission (1)	Cllr Cole and Cllr Woodfield endorsed the long-term use (ast least 20 years) of the outbuilding for storage of vintage motor cycles/vehicles and not for agricultural purposes.

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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
10/94908	Fir Tree Cottage, Cowpitts Lane	Alterations to existing conservatory	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

## Ringwood Town Council - Planning Observations - NFDC - 5 March 2010

Number	Site Address	Proposal	Observation	Comments
09/94946	6 Parkers Close	Display 2 internally illuminated fascia signs	Permission (1)	
09/94985	14(a) Gravel Lane	House; new access	Refusal (2)	Please see attached.
09/94986	14(b) Gravel Lane	House; new access	Refusal (2)	Please see attached.
10/95097	11 Gypsy Lane	Two-Storey rear extension	Officer Decision (5)	Given the scale of the development, Members were concerned about the effect upon the amenity of No 9 Gypsy Lane.
10/95105	65 Addison Square	Two-storey side extension	Permission (1)	Members noted the Planning Officer's comments, but felt, on balance, that the proposal was acceptable.
10/95126	7 Monmouth Court, Southampton Road	Use as hot food takeaway	Refusal (2)	Please see attached.
10/95132	71 Northfield Road	Two-storey rear/side extension; single-storey rear extension	Refusal (2)	The proposed two-storey extension would have a detrimental impact on the light and outlook of the neighbouring property (number 69).
10/95146	22 Fairlie Park	Single-storey rear extension; porch	Permission (1)	
10/95156	Brownstacks, 122 Hightown Road	Two-storey side extension; 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

Number	Site Address	Proposal	Observation	Comments
10/95169	42 Hightown Road	Structural strengthening, replacement floors, renewal of doors	Permission (1)	Subject to the approval of the Conservation Officer
10/95170	42 Hightown Road	Structural strengthening, replacement floors, renewal of doors (Application for Listed Building Consent)	Permission (1)	Subject to the approval of the Conservation Officer
10/95174	Mulberry Cottage, 6 School Lane	First floor side extension; single-storey rear extension	Permission (1)	
10/95176	Plot 1, Rear of 13 Fairlie, Gorley Road	Detached garage/garden store	Permission (1)	The building is large, but not out of context considering the proximity of the timber yard and doctors' surgery
10/95184	The Purbecks, Gravel Lane	Use as 6 residential units & 6 assisted living units; single-storey extension to form office; car parking	Refusal (2)	Please see attached.

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**

### **09/94985 and 09/94986 – 14 (a) and 14 (b) Gravel Lane**

**House; new access**

#### **RECOMMEND: Refusal (2) for both applications**

We recommend that these two applications be refused for the following reasons:

- The plans submitted do not make it clear whether the applicant intends to retain the existing dwelling, which, with two separate applications for new houses could result in three properties on the site, leading to overcrowding.
- Support the Planning Officer's comments regarding the proposed dwellings' awkward relationship with the existing dwelling.

### **10/95184 - The Purbecks, Gravel Lane**

**Use 6 units as residential units & 6 assisted living units; single-storey extension to form office; car parking**

#### **RECOMMEND: Refusal (2)**

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 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.
- From the information provided, Members were unable to understand how in practice the proposal would create effective residential units, without having an adverse impact on the adjacent care home.
- The provision for parking spaces is considered inadequate.

### **10/951267 - Monmouth Court, Southampton Road**

**Use as hot food takeaway**

#### **RECOMMEND: Refusal (2)**

Members support the Conservation Officer's comments, and those of Environmental Health regarding measures to mitigate odour and noise pollution. The Committee was concerned about the proposals for waste disposal which were not considered adequate. Given the location, there would be a high probability of disturbance to local people due to the lack of parking and congestion in the area, which already has a Chinese takeaway and restaurant.