

Ringwood Town Council - Planning Observations - NFDC - 13 January 2012

Number	Site Address	Proposal	Observation	Comments
11/0522	WARDOUR HOUSE, THE BICKERLEY, RINGWOOD, BH24 1ET	T2 - Ash - Remove x 3 lower primary limbs over Morant House	Permission (1)	
11/0532	42 HIGHTOWN ROAD, RINGWOOD, BH24 1NN	1 x Fir - fell	Permission (1)	
11/97816	WILLOW COTTAGE, HIGHTOWN ROAD, HIGHTOWN, RINGWOOD BH24 3DY	1 pair of semi-detached houses; demolition of existing (Outline Application with details only of access, layout and scale) - Amended Plans.	Permission (1)	Considered originally on 11/11/2011 - Permission (1)
11/97889	3 NEW ROAD, RINGWOOD BH24 3AU	Use of garage as ancillary accommodation & infill extension	Permission (1)	
11/97942	2 THE FURLONG, RINGWOOD BH24 1AT	Display 1 illuminated fascia sign; 1 illuminated projecting sign (Application for Advertisement Consent)	Refusal (4)	As stated by the Planning Officer, the proposed illumination would be out of keeping with the character of the Conservation Area.
11/97980	THE PURBECKS, GRAVEL LANE, RINGWOOD BH24 1LL	Use 1 unit as residential flat; associated carparking	Refusal (4)	See attached.
11/97982	97 EASTFIELD LANE, RINGWOOD BH24 1UW	Single-storey front & rear extension; roof alterations in association with new first floor; rooflights; juliette balcony	Permission (1)	

Number	Site Address	Proposal	Observation	Comments
11/98009	32 HAMPTON DRIVE, RINGWOOD BH24 1SL	Roof alterations; rooflights	Permission (1)	Members supported the Planning Officer's comment that due to the positioning of the rooflight facing no. 30 there would be views into this property's rear amenity space and agreed that this rooflight should be conditioned to be obscurely glazed and fixed shut.
11/98010	11-13 MEETING HOUSE LANE, RINGWOOD BH24 1AY	11-13 Meeting House Lane; Unit 1 and Unit 8 of The Furlong Shopping Centre; 7 Centre Place and rear annexe to Centre Place; East façade external staircase; (Application for Conservation Area Consent to demolish)	Permission (1)	
11/98015	34 HAMPTON DRIVE, RINGWOOD BH24 1SL	Roof alterations to extend first floor; single-storey rear extension; front porch	Permission (1)	Members supported the Planning Officer's comments regarding no. 46 Northfield Road; that with regard to the two rooflights facing this property a condition should be attached requiring them to be obscurely glazed and fixed shut to protect the occupants' privacy.
11/98016	Land adjoining THE FURLONG CENTRE TO INCLUDE THE WHITE HART, CENTRE PLACE & NOS. 11-13 MEETING HOUSE LANE, RINGWOOD BH24 1AT	Development of mixed use comprising of 10 shops with ancillary space; 3 office units; 12 residential flats; 3 restaurants; basement car parking; landscaping; new access; including conversion and re-use of The Old Town Hall for retail and residential use (Extension of time limit)	Permission (1)	Members agreed that it was important that the previously agreed 106 contributions should be recalculated as appropriate, and the additional agreement of a parking contribution of £135,000 should be retained.
11/98020	9A BROADSHARD LANE, RINGWOOD BH24 1RW	First floor rear extension; bay window	Refusal (2)	Members were concerned about overlooking and loss of amenity affecting the neighbour at No 7.

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
11/98037	60 FAIRLIE, RINGWOOD BH24 1TS	First floor side extension; single-storey rear infill extension	Permission (1)	
11/98039	CHURCH HATCH CENTRE, 22 MARKET PLACE, RINGWOOD BH21 1AW	Installation of openreach broadband cabinet (Prior Notification to carry out Telecommunications Development)	Permission (1)	Members commented that black would be a more appropriate colour than green for the cabinet as it would match the gate and adjacent railings.
11/98042	21 ASHLEY CLOSE, RINGWOOD BH24 1QX	Roof alterations; rooflights; first floor extension	Permission (1)	
11/98044	52 SPITTLEFIELDS, RINGWOOD BH24 1QH	Single-storey rear extension	Permission (1)	
11/98046	10 MORANT ROAD, RINGWOOD BH24 1SX	Two-storey rear extension; front dormer in association with new first floor; rear balcony	Refusal (4)	Members considered that the balcony, which would overlook directly into No 8's amenity space, would cause an unacceptable loss of privacy for these residents.
11/98055	THE ORIGINAL WHITE HART, MARKET PLACE, RINGWOOD BH24 1AW	Extension to outbuilding to form retail unit (Application for Listed Building Consent)	Permission (1)	
11/98061	24 HAMPTON DRIVE, RINGWOOD BH24 1SL	Single-storey side and rear extension	Refusal (2)	Members supported the planning officer's concerns over the impact the height and mass of the proposed addition would have upon the amenities of No 22, especially given the orientations of the plots and the small rear garden area of number 22.
11/98092	6 MANOR GARDENS, RINGWOOD BH24 1LY	Two-storey side extension; single-storey rear extension	Refusal (4)	Members considered the proposed extension to be unbalanced and aesthetically displeasing, and therefore detrimental to the character of the surrounding area.
11/98093	83 EASTFIELD LANE, RINGWOOD BH24 1UW	Roof alterations in association with new first floor; rooflights; juliette balcony	Permission (3)	Members considered this application to be in keeping with the surrounding street scene and a considerable enhancement to the area. The retention of the in/out access is commended.

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

Observations to NFDC on Planning Applications – Ringwood Town Council

Additional Comments

At the Meeting of 13th January 2012

11/97980 – The Purbecks, Gravel Lane

Recommend **Refusal (4)** 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 and the density too high 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.
- There is concern about the precedent this would set if granted permission.

Ringwood Town Council - Planning Observations - NFNPA - 13 January 2012

Number	Site Address	Proposal	Observation	Comments
11/96962	Hedge House, Hangersley Hill, Forest Corner, Hangersley, Ringwood, BH24 3JW	Siting of cabin for office use (existing accountancy business)	Permission (3)	Members noted that the proposal would create employment, the cabin would not be visible from the highway and that this would not be a permanent building and therefore permission would be subject to review in future.
11/96969	Knoll Acres, Nouale Lane, Poulner, Ringwood, BH24 3EL	Proposal: Front, rear and side extensions; roof alterations to facilitate additional accommodation.	Permission (1)	Members felt the proposed extension would be an enhancement to the property, and therefore there was a case for relaxing the 30% rule, if indeed this was exceeded.
11/96996	The Lodge, St Aubyns Lane, Hangersley, Ringwood, BH24 3JU	Re-roofing in conjunction with single-storey extension; conservatory	Permission (1)	
11/97004	Bracken Way, Hangersley Hill, Hangersley, Ringwood, BH24 3JS	Two single storey extensions	Permission (1)	
11/97030	Rose Cottage, Hightown Hill, Ringwood, BH24 3HD	Double garage and open garage to replace demolished garage.	Permission (1)	Whilst Members approved the design and size of the proposed garage unit, it was felt that it would be better sited well away from the two oak trees shown on the plan.

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