

OPEN SESSION: There were 4 members of the public present, interested in agenda items.

MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 3rd March 2017 at 10.00am

PRESENT: Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Andrew Briers
Cllr Philip Day
Cllr Christine Ford
Cllr Tony Ring
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator

P/5376

APOLOGIES FOR ABSENCE

The Deputy Town Clerk reported that apologies for absence had been received from Cllr O'Reilly.

P/5377

DECLARATIONS OF INTEREST

None were made at this stage.

P/5378

MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 3rd February 2017, having been circulated, be approved and signed as a correct record.

P/5379

PLANNING APPLICATIONS

17/10109 – 13, Fairlie – Mr Rainback, the architect, accompanied by the builder were present and addressed Members regarding the need to amend the proposal to increase the ridge height and incorporate the current chimney in the new design to make it more aesthetically pleasing. Members agreed to recommend permission, but would accept the Planning Officer's decision.

17/10122 – 8, Highfield Drive – Mrs Shepperd, the applicant, presented the application to the Committee, highlighting that the changes were mostly to the rear of the property and internal. The dormer at the front would allow for a bedroom and bathroom on the first floor and the proposals were not out of keeping with other properties in the street. Members agreed to recommend permission, but would accept the Planning Officer's decision.

17/00032 Bluebell Chase – Cllr Wiseman declared a non-pecuniary interest as she is the owner of an adjacent piece of land.

17/10078 and 17/10079 Burley Care Home – Cllr Briers declared a non-pecuniary interest as he knows the applicant.

17/10087 9, New Street – Cllr Wiseman declared a non-pecuniary interest as her daughter lives in the street.

CONS/17/0143 Stile Cottage – Cllr Briers declared a non-pecuniary interest as the agent is a client of his and Cllr Ring declared a non-pecuniary interest as he knows the applicant.

RESOLVED: That the observations summarised in *Annex A* be submitted.

ACTION Nicola Vodden

P/5380

PARKING IN THE AREA OF CHRISTCHURCH ROAD/WILLOW DRIVE/ MOORLAND GATE

*Cllr Day declared a non-pecuniary interest as he lives in Moortown House.
Cllr Wiseman declared a non-pecuniary interest as her father lives close to Moorland Gate.*

Cllr Ring had received representations from residents in the area of Christchurch Road/Willow Drive/ Moorland Gate regarding an overspill of parking from David Lloyd Club at 242, Christchurch Road, and a number of people parking in this area and walking to work.

It would appear that David Lloyd staff are being encouraged to park off-site, and that this may also be the case for some of the new businesses on the Forest Edge Business Park, exacerbating the problem for residents, motorists and those using the shared cycle/pedestrian route alongside Christchurch Road.

A resident of Moorland Gate confirmed that recently more cars were using the road to park, often right up to the junction with Christchurch Road, which makes entry and exit of the road problematic and she requested that double yellow lines are introduced at the entrance.

Cllr Wiseman requested that safety also be reviewed at Hampshire Hatches as cars were parking opposite New Road and causing a hazard, due to the oncoming vehicles being on the wrong side of the road.

RESOLVED: 1) That David Lloyd Club be written to expressing the Council's concern that its staff appear not to be using parking at the club, which is creating difficulties for residents;
2) That Hampshire Highways be requested to consider the introduction of parking restrictions in order to protect the junction of Moorland Gate and Christchurch Road and review safety in the Hampshire Hatches area, due to increased parking opposite the entrance to New Road.

ACTION Jo Hurd

P/5381

LIDL TRANSPORT CONTRIBUTION

The Deputy Town Clerk confirmed that all developers contributions received and held by New Forest District Council had been allocated to schemes in accordance with the Town Access Plan. However, it was expected that the allocations would be reviewed in the near future and the Council would be included in the consultation process.

In respect of the location of a pedestrian crossing on Christchurch Road, she had attended a site visit with Hampshire County Council when issues had been raised in respect of the width of the road and suitability of a crossing. District Council officers were dissatisfied with the speed of progress in moving this forward and there was to be a further site visit on 13th March, to include NFDC Officers, Hampshire Highways pedestrian crossing specialist and representatives from the Town Council.

It was noted that Hampshire County Council would be carrying out a pedestrian/vehicle survey to justify the need for a crossing. Cllr Day expressed concern in respect of formulas used and suggested that it would not be a true reflection of the ratios, as many people chose not to walk, as it is not safe to do so.

The Deputy Town Clerk requested Members attendance at the site meeting as local information was important and needed to be conveyed to Hampshire County Council. She would report back after the meeting and indicated that, should no appropriate solution be found, then that may be the time to request a public meeting.

RESOLVED: 1) That Cllrs Day and Treleaven represent the Town Council at the meeting with HCC and NFDC officers on 13th March 2017;
2) That the Deputy Town Clerk's update be noted and that a further update be provided at the next meeting.

ACTION Jo Hurd

P/5382

DISBALED PERSONS PARKING PLACE, MANOR ROAD

Members considered the Deputy Town Clerk's report and the request for a disabled persons parking place at Manor Road, Ringwood (*Annex B*).

RESOLVED: That no objections be raised in respect of the request for a disabled persons parking place at Manor Road

ACTION Jo Hurd

P/5384

STREET LIGHTING IN KING'S ARMS LANE

Cllr Day reported that some residents were concerned with the lack of street lighting on Kings Arms Lane, from the Bickerley to the High Street. The Bickerley end of the lane is particularly dark and, as there is no pavement, this leaves pedestrians no option but to walk in the road. He requested that the possibility of providing 2 or 3 lights be investigated.

The Deputy Town Clerk indicated that this had last been raised in 2014, however deliverability issues had been identified, as there were few places where lights could be located, save for private buildings, and also that no funding was available.

She had made further enquiries and confirmed that no funds had been allocated for lighting improvements and the issue of suitable locations for the columns remained.

Members suggested that it might be appropriate for Cllr Day to approach the individuals concerned in respect of having public lighting on the property and that, if feasible, the provision of lighting be funded from future CIL contributions.

RESOLVED: That Cllr Day report back to the next Committee meeting.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 11.50pm.

RECEIVED
29th March 2017

APPROVED
7th April 2017

TOWN MAYOR

COMMITTEE CHAIRMAN

Note: The text in the Action Boxes above does not form part of these minutes.

Annex A to Planning, Town Environment Committee Minutes 3rd March 2017
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
16/11640	226, Southampton Road, Ringwood. BH24 1JQ	One & two-storey rear extensions	Permission (1)	
16/11726	Land adjacent 7, Strides Lane, Ringwood. BH24 1ED	Terrace of 3 houses; access; parking	Refusal (2)	Members wished to support the Conservation Officer's comments in that the proposal failed to consider the impact on the historic curtilage nor take into consideration the proximity of Listed Buildings. There was no detail on how the the scale and massing would impact on the Conservation Area and the proposed materials were considered inappropriate. The Heritage Statement and flood risk assessment (as the plot was in Zone 2), were not available for consideration.
16/11758	40, Southampton Road, Ringwood. BH24 1JD	Use to tattoo studio	Permission (1)	It was noted that this application was for change of use and Members expected to receive and consider an application for signage, in due course.
17/10040	45, North Poulner Road, Ringwood. BH24 1SW	Roof alterations, rear gable in association with new first floor; front dormer; juliette balcony; rooflights; raise chimney height	Permission (1)	Members recommended Permission (1) subject to a condition that details of the materials to be used are submitted to the Planning Officer for approval.
17/10072	First Floor, 2A, Christchurch Road, Ringwood. BH24 1DN	Use as medical (Use Class D1)	Permission (1)	

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

Number	Site Address	Proposal	Observation	Comments
17/10078	The Coach House, 36, Southampton Road, Ringwood. BH24 1JD	Replacement shop front; access ramp	Permission (1)	Members wished to support the Conservation Officer's comments in respect of the requirement for conditions as outlined in his report.
17/10079	The Coach House, 36, Southampton Road, Ringwood. BH24 1JD	Replacement shop front; access ramp (Application for Listed Building Consent)	Permission (1)	Members wished to support the Conservation Officer's comments in respect of the requirement for conditions as outlined in his report.
17/10083	22-24 High Street, Ringwood. BH24 1AF	FOR INFORMATION ONLY: Use as restaurant and takeaway (Lawful Use Certificate for retaining an existing use or operation)		
17/10087	9, New Road, Ringwood. BH24 3AU	Raise ridge height; two-storey rear extension; rear juliet balcony; front porch; fenestration alterations	Refusal (2)	Members were concerned with the proposal to alter both ends of the roof as this would result in a harsher roof form than other properties in the vicinity and particularly, altering the full hip front would be out of character with the area and not be in accordance with the Local Distinctiveness document.
17/10109	13, Farlie, Ringwood. BH24 1TP	Raise ridge height to increase first-floor living space; roof lights; roof alterations; dormers; two-storey extension; move main entrance to front; porch; fenestration alterations	Permission (1)	

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

Number	Site Address	Proposal	Observation	Comments
17/10116	20, Meeting House Lane, Ringwood. BH24 1EY	Reinstate roof; refurbish rear	Permission (1)	
17/10122	8, Highfield Drive, Ringwood. BH24 1RL	Raise ridge height; roof alterations; rear extension; front dormer; flue	Permission (1)	
17/10130	Ringwood School, Parsonage Barn Lane, Ringwood. BH24 1SE	New pedestrian access on Parsonage Barn Lane; block up existing; re-locate bike store	Permission (1)	Members recommended Permission (1) provided that the pathway doesn't compromise the use of the area as a formal sports area, for eg. hockey.
17/10165	Unity Hall, Southampton Road, Ringwood. BH24 1HY	Two-storey lift shaft extension	Refusal (2)	Members understood the need for a lift and felt that the applicant and the Conservation Officer could agree a design that would provide Unity Hall with a lift, but also satisfy the concerns raised.
17/10172	1, The Furlong, Ringwood. BH24 1AT	Display 1 non-illuminated fascia sign; 1 non-illuminated projecting sign (Application for Advertisement Consent)	Permission (1)	
17/10178	38, Parsonage Barn Lane, Ringwood. BH24 1PX	Two-storey rear extension	Refusal (2)	The Committee felt that the mass of the proposal would overshadow the property to the rear and the raised ridge height would be dominant and out of keeping in the area.

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

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
17/00032	Bluebell Chase, Forest Edge Road, Crow, Ringwood, BH24 3DF	Rear extension to existing outbuilding	Permission (1)	
17/00100	The Coach House, Crow Hill, Crow, Ringwood. BH24 3DD	Roof alterations including dormer window and rooflights to main house; timber cladding to main house, alterations to fenestration	Permission (1)	
CONS/17/0143	Stile Cottage, Hangersley Hill, Forest Corner, Hangersley, Ringwood. BH24 3JW	Prune 10 x Oak trees Fell 3 x Oak tree Fell 1 x Monterey Pine tree	Officer Decision (5)	Members felt that there was insufficient information included in the application to justify the fell of the trees and were, therefore not in a position to either recommend permission or refusal.

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

**REPORT TO PLANNING, TOWN & ENVIRONMENT COMMITTEE
3 MARCH 2017**

REQUEST FOR DISABLED PERSONS PARKING PLACE, MANOR ROAD

1. INTRODUCTION

- 1.1 New Forest District Council (NFDC) has received a request for a Disabled Persons Parking Place (DPPP) in Manor Road, the indicative position of which is shown on the map attached as Appendix 1. The bay would be 5 metres in length and 1.8 metres wide, and situated on an area of highway that currently provides casual parking.
- 1.2 The applicant is a Blue Badge holder and appears to satisfy the criteria as set out in the guidelines, which are available to view at <http://www.newforest.gov.uk/article/11420/Disabled-Persons-Parking-Bays>.
- 1.3 Where possible, NFDC tries to provide DPPPs for Blue Badge holders who have no access to off road parking. These bays are advisory only and rely on the goodwill of neighbours to succeed. In addition, they are not provided for the exclusive use of any individual, but as a general benefit to Blue Badge holders.

2. RECOMMENDATION

- 2.1 It is RECOMMENDED that Members consider supporting the application.

For further information, please contact:
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Deputy Town Clerk
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Email: jo.hurd@ringwood.gov.uk



DRAWING No.

REVISIONS

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Ordnance Survey 100026220



New Forest
DISTRICT COUNCIL

Tel 023 8028 5000
www.newforest.gov.uk

SCHEME

TITLE

DATE

DESIGNED

DRAWING NO.

DRAWN

CHECKED

Appendix 1

B

SCALE
1:500

