

OPEN SESSION: There were 3 members of the public present (from 11am), who wished to speak on planning applications.

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

Held on Friday 3<sup>rd</sup> February 2017 at 10.00am

PRESENT: Cllr Christopher Treleaven (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  
Max Pinfield, Student Advisor (until 11am)  
Stanley Gulliford, Student Advisor (until 11am)  
Cllr Steve Rippon-Swaine (until 10.20am)

### **P/5370**

#### **APOLOGIES FOR ABSENCE**

The Deputy Town Clerk reported that apologies for absence had been received from Cllr Ward.

### **P/5371**

#### **DECLARATIONS OF INTEREST**

Cllr Ford declared a non-pecuniary interest in planning application 16/11542, as the applicant is her next door neighbour.

### **P/5372**

#### **MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the Meeting held on 6<sup>th</sup> January 2017, having been circulated, be approved and signed as a correct record.

*With the agreement of Members, agenda item 6. Lidl Transport Contribution was brought forward on the agenda, for the benefit of Cllr Rippon-Swaine.*

### **P/5373**

#### **LIDL TRANSPORT CONTRIBUTION**

Cllr Rippon-Swaine reported to the Committee, in his capacity as County Councillor, on the proposed use of the Lidl Section 106 Transport Contribution. He confirmed that Lidl paid £152,000, in respect of the Section 106 agreement, to NFDC in July 2016, which is to be used on four highway improvement schemes in Ringwood:-

1. Junction improvements at Christchurch Road/ Castleman Way/ Bickerley Road roundabout,
2. Improve signage of pedestrian and cycle routes within Ringwood,
3. Crossing at junction of Christchurch Road and access to Millstream Trading Estate,

#### 4. Improvement to existing pedestrian crossing facilities at Christchurch Road/Castleman Way/Bickerley Road roundabout

Cllr Rippon-Swaine explained that each scheme had to be assessed in terms of the ease of implementation and investigations are being undertaken by New Forest District Council (NFDC) and Hampshire County Council (HCC). In respect of the crossing at the junction of Christchurch Road and access to Millstream Trading Estate (3), NFDC are carrying out concept designs of informal options and HCC are carrying out site assessment for controlled options, with their Traffic Signals Team determining whether a controlled crossing would be appropriate given site constraints. He confirmed that HCC and NFDC would meet on 22<sup>nd</sup> February to provide an update on the investigations made and to determine the feasible options.

The Chairman highlighted that there had been a concern with the lack of any formal crossing on Christchurch Road for some time, with it featuring in the Ringwood Town Access Plan and Town Plan, and he indicated that the priority should be safety of residents, rather than the ease of implementation. He was pleased that a controlled crossing was being considered alongside other options.

Cllr Day enquired if additional funds were available for other schemes and requested that information is provided by HCC/NFDC in respect of transport contributions made by developers, which have not yet been allocated to highway improvements. Cllr Wiseman requested that the cycle routes were included in the investigations, due to the increasing difficulties encountered by cyclists, with the additional turnings along Christchurch Road and increased traffic.

*The Chairman thanked Cllr Rippon-Swaine for his attendance and the update for the Committee. He left the meeting and the remainder of the agenda was dealt with. Prior to the end of the meeting, this item was re-visited in order that Members could make further comment.*

The Deputy Town Clerk confirmed that the 106 agreement specifies that it the contributions were to be used for the provision of one or more of the schemes and Members confirmed that the crossing at Christchurch Road should be re-confirmed as the Council's priority.

- RESOLVED:**
- 1) That HCC and NFDC be informed of the Council's view that a controlled crossing at Christchurch Road should be prioritised above the other 3 schemes under consideration
  - 2) That NFDC provide information in respect of Sec106 transport contributions (relating to Ringwood) and funds not yet allocated to highway improvements.
  - 3) That this item be included on the agenda for 3<sup>rd</sup> March, to provide an update following the meeting of HCC and NFDC on 22<sup>nd</sup> February

<b>ACTION</b> Jo Hurd
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#### **P/5374 NFDC ENFORCEMENT**

The Chairman welcomed David Groom, Service Manager Planning and Building Control and Steve Williams, Planning Enforcement Team Leader, who were in attendance at the request of the Committee, to talk about enforcement matters. Steve Williams provided a

presentation on the work of the team, explaining how enforcement fits into the National Planning Policy Framework and the standards in keeping complainants up to date with progress of cases. He indicated that fewer resources are available, with priorities being targeted and considered some specific examples from the Committee.

Where the Council was not the complainant, Members felt that they were not provided with sufficient information, in order to deal with enquiries from the public and requested that the reports, that are provided to District Councillors, are provided to Members also. Mr Groom indicated that the information was available on the online enforcement pages and encouraged this. The Deputy Town Clerk, however, confirmed that as an external user, this information was not accessible and requested that NFDC authorise the Council access. Mr Groom agreed to liaise with the Deputy Town Clerk in respect of access to the relevant information.

The Chairman thanked David Groom and Steve Williams for speaking to Members and they left the meeting.

**RESOLVED:** That liaison takes place with NFDC to obtain access to relevant enforcement information available online.

<b>ACTION</b> Jo Hurd
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*The Student Advisors left the meeting at 11.00am.*

**P/5375  
PLANNING APPLICATIONS**

Members considered the planning applications as detailed in *Annex A attached*.

- 16/11542 – 14, Cunningham Close - Cllr Ford declared a non-pecuniary interest as the applicant is her next door neighbour.*
- CONS/17/0073 – 2 Kinder Cottage – Cllr Briers declared a non-pecuniary interest as the tree surgeon involved is a client*
- CONS/17/0049 – June Cottage - Cllr Treleaven declared a non-pecuniary interest as the applicant is a personal friend.*

16/11728 – 3, Broadshard Lane – Mrs Pascoe addressed the Committee in respect of her application for a two-story and single-storey side extension. She explained how the design was in keeping with the Edwardian buildings features and that they had sought to overcome objections to a planning application made by the previous owners. There was discussion in respect of closing of the gap with the neighbouring property, which highlighted a discrepancy between the applicant's information and the architect's plans. There were comments from Ringwood Society regarding local distinctiveness, one objector and the Tree Officer's comments were not available for the meeting.

It was agreed to recommend refusal, but that the Planning Officer's decision would be accepted. Members were not satisfied that the local character of Broadshard Lane would not be compromised by this proposal, as it would result in the closing of the gap between the neighbouring property (No1) and be contrary to the Local Distinctiveness SPD. The applicant indicated, at the meeting, that the gap between the proposed extension and the boundary would be around 2.5m, however the plans appear to show a much smaller gap.

17/10038 – 25, Broadshard Lane – Mr Murphy presented his application for a one and two-storey rear extension; single-storey side extension; flue and fenestration alterations. He commented that the proposal was for the rear of the property, seeking to retain the width and frontage of its character. There was support from the neighbours. Members agreed to recommend permission, but would accept the Planning Officer's decision.

17/10066 – 10, Fairlie Park – Mr Mould, wished to object to the proposal and provided Members with a document detailing discrepancies with the application and highlighted a lack of specialist information. He thought that it was too much development for the site and detailed issues with trees and damage to Laurel, which had screened his property from the development.

Members agreed to recommend refusal, but would accept the Planning Officer's decision. They felt that insufficient information was available and that specialist reports were required in respect of drainage, flood risk assessment, ecological considerations and landscaping. The Tree Officer's opinion was also required, due to the impact of the proposal on a number of protected trees in the vicinity and the Yew tree at the front of the site, was of particular concern, given its amenity value.

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

<b>ACTION</b> Nicola Vodden
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There being no further business, the Chairman closed the meeting at 12.22 pm.

RECEIVED  
22<sup>nd</sup> February 2017

APPROVED  
3<sup>rd</sup> March 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 February 2017  
**Ringwood Town Council - Planning Observations - NFDC**

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
16/11542	14, Cunningham Close, Poulner, Ringwood. BH24 1XW	Single-storey rear extension	Permission (1)	
16/11688	3, Beatty Close, Poulner, Ringwood. BH24 1XR	Single-storey front, side & rear extension; use of garage as living accommodation	Refusal (2)	Members agreed with the Planning Officer's view in that the proposal is out of keeping with the character of the area and host dwelling itself, is harmful to the street scene and contrary to the Local Distinctiveness SPD. It would result in a loss of outlook and create a sense of enclosure to the neighbouring properties.
16/11721	Greyfriars, Bickerley Gardens, Ringwood. BH24 1GY	Formation of 2 new openings in existing wall, 1 for combined pedestrian/vehicular access & 1 for pedestrian access only (Application for Listed Building Consent)	Permission (1)	
16/11727	109, Hightown Road, Ringwood. BH24 1NL	Single-storey rear extension; 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
16/11728	3, Broadshard Lane, Ringwood. BH24 1RW	Two-storey and single-storey side extensions	Refusal (2)	Members were not satisfied that the local character of Broadshard Lane would not be compromised by this proposal, as it would result in the closing of the gap between the neighbouring property (No1) and be contrary to the Local Distinctiveness SPD. The applicant indicated, at the meeting, that the gap between the proposed extension and the boundary would be around 2.5m, however the plans appear to show a much smaller gap.
16/11767	Foresters Lodge, Gorley Road, Ringwood. BH24 1TJ	FOR INFORMATION ONLY: Front porch; rooflight & window; rear dormer (Lawful Development Certificate that permission is not required for proposal)		
17/10038	25, Broadshard Lane, Ringwood. BH24 1RP	One & two-storey rear extension; single-storey side extension; flue; 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
17/10066	10, Fairlie Park, Ringwood. BH24 1TU	2 houses; detached garages; access alterations; parking; demolition of existing	Refusal (2)	Members felt that insufficient information was available and that specialist reports were required in respect of drainage, flood risk assessment, ecological considerations and landscaping. The Tree Officer's opinion was also required, due to the impact of the proposal on a number of protected trees in the vicinity and the Yew tree at the front of the site, was of particular concern, given its amenity value.

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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
CONS/17/0013	2 Kinder Cottages, Bickerley Road, Ringwood. BH24 1EG	Fell 1 x Ash tree	Officer Decision (5)	
CONS/17/0049	June Cottage, St. Aubyns Lane, Hangersley, Ringwood. BH24 3JU	Prune 1 x Oak tree	Officer Decision (5)	

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