

OPEN SESSION: There were 9 members of the public present, who were interested in items on the agenda.

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

Held on Friday 7th April 2017 at 10.00am

PRESENT: Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Andrew Briers
Cllr Philip Day
Cllr Christine Ford
Cllr Gloria O'Reilly (until 12:20pm)
Cllr Tony Ring

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

**P/5384
APOLOGIES FOR ABSENCE**

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

**P/5385
DECLARATIONS OF INTEREST**

Cllr Ward declared a non-pecuniary interest in application 17/10220, as the builder is an acquaintance.

Cllr Briers declared a non-pecuniary interest in application 17/10266, as the applicant is a friend.

**P/5386
MINUTES OF PREVIOUS MEETING**

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

**P/5387
PLANNING APPLICATIONS**

With the agreement of Members, applications 17/10231 and 17/10266 were brought forward on the agenda for the benefit of the members of the public present.

17/10231 264, Christchurch Road

Mrs Denham and Mrs Auty spoke in opposition of the application, stating that the amenity impact for the adjacent properties would be immense, visually in terms of the character of the area and, due to its proximity, would also cause overlooking into the bedrooms. They also objected to the partial demolition of the boundary wall, which is a distinctive feature of the road, and had concerns that the additional parking spaces and access proposed would increase the amount of vehicles using and manoeuvring in the area.

The Chairman clarified that any issue over ownership of the verge and access was a legal issue, rather than a planning consideration.

Members agreed to recommend refusal (2), but that they would accept the Planning Officer's decision, and added that the proposal due to its size and scale would be detrimental to the local distinctiveness and to the amenity of the neighbouring properties. They were also concerned about the loss of part of the boundary wall, which is a distinctive feature, mirrored on the opposite side of the road.

17/10266 1, Top Lane

Cllr Briers declared a non-pecuniary interest as the applicant is a friend.

Mrs Maynard spoke in opposition of the application for a house; associated parking; alterations and new access to existing house. She referred to her letter, which had been circulated to Members and described the impact of the proposals on her property and business, which would see a 3 storey brick wall, approximately 3 meters from her conservatory and loss of light, significantly reducing the outlook. She added that this new build would spoil the character of Top Lane and exacerbate traffic/parking issues that are encountered in the area, due to the proximity of Ringwood Infants School.

Mr Herrity, the applicant also spoke indicating that the plot in question was a double plot and able to accommodate the proposal.

Members agreed to recommend refusal (4) adding that the proposal would be inconsistent with the street scene and contrary to the Local Distinctiveness SPD, as the area is characterised by spaces between dwellings, creating a pleasant open aspect. It would also have a detrimental impact on No.3, being overbearing and causing loss of light.

17/10220 14, Fieldway – *Cllr Ward declared a non-pecuniary interest as the builder was an acquaintance.*

RESOLVED: That the observations summarised in *Annex A* be submitted and decisions made under delegated powers be noted.

ACTION Nicola Vodden

P/5388

LIDL TRANSPORT CONTRIBUTION

Cllr Treleven reported on a meeting with NFDC and HCC officers on 13th March, to discuss the possibility of a pedestrian crossing in Christchurch Road. It was noted that the contributions from Lidl could only be used for an uncontrolled crossing.

HCC were keen that the Council support the proposal for two informal crossings, either side of the roundabout. Cllr Ward was accepting of the situation and felt that despite all efforts HCC were not going to acquiesce. He was also conscious that with the timescales involved, there was a risk of the contributions being returned.

Members agreed to support the County Council's proposals for two uncontrolled crossings with pedestrian refuges north and south of the Lidl roundabout. Members were disappointed that this was all that could be achieved at this time and would continue to advocate a controlled crossing at an appropriate location in Christchurch

Road and hoped that, in the meantime, the proposed crossings could be now be delivered without delay.

Members also considered the proposal for a crossing near to Coxtone Lane/Hightown Road and agreed that there was no merit in taking this forward as it is too far off the desire line for people using the Castleman Trailway.

- RESOLVED:**
- 1) That HCC proposal for the two informal crossings on Christchurch Road be accepted;
 - 2) That proposed plans and timetable be obtained and the matter be included on the agenda for the next meeting for an update;
 - 4) That a controlled crossing in an appropriate place on Christchurch continues to be advocated;
 - 3) That HCC proposal for a crossing in the vicinity of Coxstone Lane not be taken forward.

ACTION Jo Hurd

**P/5389
CROW LANE/LINDEN HOMES DEVELOPMENT**

Cllrs Treleaven and Ward reported their attendance at the District Council's Planning meeting, when the Crow Lane/Linden Homes development was considered. The application had been granted with 21 conditions (*Decision Notice attached as Annex B*) and much of the detail had been delegated to Planning Officers to agree and monitor.

Cllr Treleaven indicated that two conditions (14 and 17) from the outline permission (application number 13/11450), in his view, required monitoring by the Council. It was important for the Council and residents that the construction traffic management plan was in place and, although it was for NFDC to ensure compliance, he requested that the Deputy Town Clerk contact the case officer, in respect of this. There were also safety concerns should the linking of footpaths not be achieved and assurance was required that this would happen.

Conditions 6 – 8 (of 16/11520) were also highlighted as Members felt that the landscaping aspects were important and should be agreed before the development commenced. Cllr Ford commented on Note 4, regarding habitat and drainage concerns, and requested sight of the relevant documents.

- RESOLVED:**
- 1) That the outcome of Planning Application 16/11520 for Phase 1 of the Crow Lane/Linden Homes development be noted;
 - 2) That District Councillors and officers be asked to monitor carefully compliance with conditions before commencement and during the building works;
 - 3) That a watching brief, to ensure compliance with conditions, be agreed.

ACTION Jo Hurd

**P/5390
A31 IMPROVEMENT SCHEME**

A meeting took place with Highways England (HE) on 22nd March in respect of the A31 improvement scheme. There is to be a further meeting in May, before the public

consultation, which has been confirmed as 9th and 10th June, at The Gateway. HE is still in consultation with local businesses and other properties regarding the possibility of closing West Street and there is also the matter of speed limit to be settled.

The plans suggest a start date in 2019 with completion of the scheme in 2020 and HE indicated that there may be scope to include other small projects, for example, upgrades to the pedestrian highway, within the schemes' overall budget.

Cllr Treleaven suggested that the Council may want to formulate a view in respect of the closure of West Street, however others thought that Members views would vary widely and no consensus could be reached, but also that it may be difficult to achieve without knowing what HE's proposal was. He would however prepare a list, of points to consider and issues that are important, and consideration would be given to this at the next meeting.

RESOLVED: 1) That the update from the meeting with Highways England on 22nd March, in respect of the A31 improvement Scheme be received;
2) That Cllr Treleaven compile a list of points to consider in respect of the possible closure of West Street for consideration at the next meeting.

ACTION Cllr Treleaven/Jo Hurd

**P/5391
STREET LIGHTING IN KINGS ARMS LANE**

Cllr Day reported that a telegraph pole in King's Arms Lane did have a light attached, however this is not working, and there are also four other telegraph poles, on which it would appear that street lights could be mounted. It was noted that there was no provision in the 2017/18 budget for street lighting and it was requested that the cost be ascertained.

Cllr O'Reilly indicated that she had a contact at the County Council and suggested that an informal approach be made requesting assistance, as it might be that the broken light had been missed when the PFI scheme was implemented a few years ago.

RESOLVED: That Cllr O'Reilly make an informal approach to HCC, in respect of replacing the broken light and new lighting in King's Arms Lane and report back to the Committee, on progress made.

ACTION Cllr O'Reilly

At this point, Cllr O'Reilly left the meeting.

**P/5392
COMMITTEE WORK PROGRAMME**

Members were asked to consider the following issues for inclusion in the Committee's work programme for 2017/18:

i) Review of allocated Developers Contributions, and of schemes included in the Town Access Plan.

Section 106 money will run out and if not spent returned to the developer. The Chairman indicated that he had seen a list of allocations, dated 2015, but that it was not up to date

and not clear in respect of what money was currently available. Referring to the Town Access Plan and the Local Plan Part 2, there were projects that had not been completed and this needed investigating further. It was:-

- RESOLVED:** 1) That a Working Party be formed to review allocated developers contributions and provide an up to date position, in relation to outstanding projects;
2) That Cllr Treleaven, Ford and Day be appointed to the working party.

ii) Prepare a wish list of projects for delivery funded by future CIL receipts

This was suggested in order to monitor the receipt of money, (last reported to be £2,500 at the December meeting) and that a list of future projects be prepared, cross referencing to the Town Access Plan.

iii) Neighbourhood Planning

This was suggested as an item for the work programme due to the increased emphasis by central government. Other local councils had taken a variety of approaches to the creation of a neighbourhood plan and there may be a need to review the Council's position in respect of this, in light of NFDC's Local Plan Review.

The Deputy Town Clerk indicated that Cabinet at the District Council would consider the report in early September and the 6 week public consultation would follow in September – October. Cllr Day was of the view that there was little point in considering a neighbourhood plan until the contents of the report were known. If all sites were included, he felt that there would be a very different approach. Others felt that the Council needed to be ready and should start work on a neighbourhood plan, but questioned the resources required. It was noted that there was no budget provision for this, but it could link into 2018/19 budget proposals.

iv) New Forest District Local Plan Review – selection of consultant to review the District Council's Transport Assessment.

Depending on the outcome it may become necessary to recommend having a neighbourhood plan.

In respect of the consultants to be engaged, to challenge NFDC's Transport Assessment, it was agreed that further contact be made to confirm requirements, quotes, timings etc.

- RESOLVED:** 1) That investigations be made into the implementation of a Neighbourhood Plan, depending on the District Councils proposals for strategic sites and this be linked into the 2018/19 budget process, if necessary;
2) That contact be made with the traffic consultants identified, in order to update them on timescales and ensure their services are confirmed, should they be required.

v) New projects included in 2017/18 budget - Butlers Lane footpath link; cycle stands in town centre.

The budget has been agreed to deliver these schemes within the Town Council budget this year and need to be taken forward. These are in the Deputy Town Clerk's work programme and will come forward to Committee when an update is available.

RESOLVED: That the above items be included in the Committee's work programme for 2017/18.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12.50pm.

RECEIVED
26th April 2017

APPROVED
5th May 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 7th April 2017
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
15/11069	144 Northfield Road, Ringwood. BH24 1SU	Continued use of building known as 'Cedars' to provide self contained residential accommodation for not more than 4 people and continued use of building known as 'Northfield' to provide self contained residential accommodation for not more than 6 people in need of care (Use Class C2).	Refusal (2)	Members felt that although technically it seems that the Parking Standards question has been answered, they wanted to express their frustration that in reality (and from observation) it doesn't work and in practise the allocated parking bays and turning dimensions were inoperable and potentially dangerous at this busy junction.
17/10045	Hill View, Crow Arch Lane, Crow, Ringwood. BH24 3EE	FOR INFORMATION ONLY: Rear dormer in association with new second floor; 2 roof lights to front elevation (Lawful Development Certificate that permission is not required for proposal)		
17/10082	34, Lin Brook Drive, Ringwood. BH24 3LJ	Three-storey rear extension; fenestration alterations in association with new second floor	Refusal (4)	The Committee felt that the proposal was out of keeping with the area being overdominant and overbearing in design in an area which is characterised by modest rise and harmonious buildings.

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
17/10102	Hightown Lake, Crow Lane, Crow, Ringwood. BH24 1QU	2 NO. 2.15m high gates (Lawful Use Certificate for retaining an existing use or operation)		No comments were made
17/10103	Hightown Lake, Crow Lane, Crow, Ringwood.	FOR INFORMATION ONLY: 1.825m high fence (Lawful Development Certificate that permission is not required for proposal)		
17/10104	Hightown Lake, Crow Lane, Crow, Ringwood.	Resurfacing of car park	Permission (1)	
17/10157	9, Meeting House Lane, Ringwood. BH24 3LJ	Extraction/ventilation flue (Retrospective)	Permission (1)	The Committee wished to see agreement between the Environmental Health Officer, the Conservation Officer and the applicant to address concerns and ensure that the business can continue to operate.
17/10166	1, The Cottages, Duck Island Lane, Ringwood. BH24 3AA	First floor side extension: use part of garage as living accommodation	Refusal (2)	Members were in agreement with the Planning Officer's comments in that it would be over development of the site, detrimental to the special character of the area and create overlooking issues to Duck Island House and be overdominant to Willow Cottage.
17/10186	1, Raleigh Close, Ringwood. BH24 1XP	First-floor side extension	Refusal (2)	Members felt that the proposal was over dominant and would be detrimental to the character of the area, which was characterised by the space between buildings.

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
17/10220	14, Fieldway, Ringwood. BH24 1QL	Bungalow; access; parking	Permission (1)	
17/10231	264, Christchurch Road, Ringwood. BH24 3AS	Two-storey rear extension; create front door	Refusal (2)	Members felt that the proposal due to its size and scale would be detrimental to the local distinctiveness and to the amenity of the neighbouring properties. There were concerns about the loss of part of the boundary wall, which, is a distinctive feature mirrored on the opposite side of the road.
17/10254	Land of Willow Cottage, Hightown Road, Hightown Ringwood. BH24 3DY	House; bungalow; parking; demolition of existing	Permission (1)	Members hoped that conditions regarding landscaping were put forward and adhered to.
17/10266	1, Top Lane, Ringwood. BH24 1LF	House; associated parking; alterations and new access to existing house	Refusal (4)	The proposal would be inconsistent with the street scene and contrary to the Local Distinctiveness SPD, as the area is characterised by spaces between dwellings, creating a pleasant open aspect. It would also have a detrimental impact on No.3, being overbearing and causing loss of light.
17/10279	24, Meadow Road, Ringwood. BH24 1RU	Two-storey side extension; single-storey rear extension; front porch; fenestration alterations	Permission (1)	
17/10291	5, East View Road, Ringwood. BH24 1PP	Rooflights (retrospective)	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
17/10325	3, Raleigh Close, Poulner, Ringwood. BH24 1XP	Single-storey front & side extension; rear conservatory	Refusal (2)	The Committee felt that the layout of buildings, that side of the road, would be compromised by the plan to extend beyond the building line at the front of the house and also the proposed side extension.
17/10333	39, Addison Square, Ringwood. BH24 1NY	Single-storey side extension	Permission (1)	
17/10361	40, Cloughs Road, Ringwood. BH24 1UX	FOR INFORMATION ONLY: Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)		
17/10391	1, East View Road, Ringwood. BH24 1PP	Roof alterations to create new first floor	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

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
17/00124	Providence, Crow Hill, Crow, Ringwood. BH24 3DH	Application for a Certificate of Lawful Development for existing use of dwelling in breach of Condition 7 (agricultural occupancy) to planning permission RFR/15837		No comments were made
17/00165	Unit 5, Forest Corner Farm, Hangersley Hill, Forest Corner, Hangersley, Ringwood. BH24 3JW	Change of Use of Unit 5 to B1 Class (Office Use)(without complying with named occupancy condition attached to 97/60656); external alterations; cladding; 2no. Ramps	Permission (1)	
17/00180	Unit 8, Forest Corner Farm, Hangersley Hill, Forest Corner, Hangersley, Ringwood. BH24 3JW	Change of Use of Unit 8 to D1 use; revised fenestrations; cladding; 2 No. ramps	Permission (1)	
17/00207	Linford Hill Farm, St Aubyns Lane, Hangersley, Ringwood. BH24 3JU	Replacement agricultural and stables building (demolition of existing outbuildings)	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

**NEW FOREST DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACTS**

Mr Pugsley
Terence O'Rourke
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

Application Number: **16/11520**

Applicant: Linden Homes South

Date of Application: 02 November 2016

THE NEW FOREST DISTRICT COUNCIL as the Local Planning Authority **APPROVES** the Reserved matters of layout, scale, appearance and landscaping specified in condition 1 of outline permission reference number 14/11450 dated 15th December 2014.

, relating to the following development:

Development: **Phase 1: development of 62 dwellings comprised: 15 houses; 9 pairs of semi-detached houses; 3 terrace of 3 houses; 3 terrace of 4 houses; 8 flats; garages; public open space; SANG; ancillary infrastructure; allotment land (Details of appearance, landscaping, layout & scale development granted by Outline Permission 13/11450)**

Site Address: **Land At Crow Arch Lane And Crow Lane, Crow, Ringwood BH24 3DZ**

Subject to the following Conditions:

1. The development permitted shall be carried out in accordance with the following approved plans:

PP1180/100-00 P2; PP1180/101-01 P2; PP1180/101-00 P3; PP1180/110-00 P1; PP1180/110-01 P2; PP1180/110-02 P1; PP1180/111-00 P1; PP1180/112-00 P1; PP1180/112-01 P1; PP1180/113-00 P1; PP1180/113-01 P1; PP1180/114-00 P2; PP1180/114-01 P1; PP1180/115-00 P2; PP1180/115-01 P2; PP1180/116-00 P1; PP1180/117-00 P1; PP1180/118-00 P1; PP1180/119-00 P2; PP1180/120-00 P3; PP1180/120-01 P3; PP1180/120-02 P3; PP1180/120-03 P2; PP1180/121-00 P2; PP1180/122-00 P1; PP1180/122-01 P1; PP1180/123-00 P1; PP1180/124-00 P1; PP1180/124-01 P1; PP1180/124-02 P2; PP1180/125-00 P1; PP1180/125-01 P1; PP1180/126-00 P1; PP1180/126-01 P1; PP1180/127-00 P2; PP1180/127-00 P2; PP1180/128-00 P1; PP1180/128-01 P2; PP1180/130-00 P1; PP1180/131-00 P2; PP1180/132-00 P1; PP1180/132-01 P1; PP1180/140-00 P1; PP1180/140-02 P1; PP1180/140-03 P1; PP1180/140-04 P1; PP1180/140-04 P2; PP1180/140-04A P1;

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PP1180/140-05 P1; PP1180/140-06 P1; PP1180/140-07 P2; PP1180/140-08 P1; PP1180/140-09 P1; PP1180/140-10 P1; A130-SE01 - Illustrative Section through SANGS Land; A130-LA01D - Landscape Framework for SANGS Land and Open Space Connections; A130-LA02C - Phase 1 Open Space and Landscape Strategy; A130-LA04B - Planting Strategy; 16-086/115 Rev A, 16-086/110 A - General Arrangement, 16-086/111 – General Arrangement, 16-086-02 Highways Technical Note, SK1B – Conceptual Levels & Drainage Strategy, A130-RE-01 – Landscape & Visual Impact Assessment Addendum and RCEF44625-004 R rev 1 – Modelling Report

Reason: To ensure satisfactory provision of the development.

2. Prior to development above slab level on any plot hereby approved, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

3. Prior to the occupation of each plot provision for parking for that plot shall have been constructed and made available in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development in accordance with Policy CS24 (of the Core Strategy for the New Forest District outside the National Park).

4. Prior to the occupation of each plot provisions for cycle storage shall be provided in accordance with a scheme to have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained.

Reason: To ensure adequate provision for cycle storage for dwellings within the phase in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

5. Before use of the development is commenced provision for turning to enable vehicles to enter and leave in a forward gear shall have been provided within the site in accordance with the approved plans and shall be retained thereafter in accordance with Policy CS24 (of the Core Strategy for the New Forest District outside the National Park).

Reason: In the interests of highway safety in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

6. Prior to the commencement of development full details of both hard and soft landscape proposals shall have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

- Proposed finished levels or contours
- Means of enclosure

- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials
- Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)
- Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines, etc. indicating lines, manholes, supports, etc.), to demonstrate their relationship to new planting and that the services will not encumber the use, by way of physical constraints, wayleaves or easements, and value of public open spaces)
- Retained historic landscape features and proposals for restoration, where relevant.

Soft landscape details shall include

- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, planting sizes and proposed numbers and / or densities
- Implementation timetables.

Reason: To ensure the achievement and long term retention of an appropriate quality of landscaping, in accordance with Policy CS3 (of the Core Strategy for the New Forest District outside the National Park).

7. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the achievement and long term retention of an appropriate quality of landscaping, in accordance with Policy CS3 (of the Core Strategy for the New Forest District outside the National Park).

8. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the recommendations as set out in BS5837:2012 and in accordance with an Arboricultural Method Statement for Phase 1, which shall be submitted to and be approved in writing by the Local Planning Authority prior to commencement of work on site.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

9. The slab levels of all dwellings within Phase 1 shall be as set out on the approved drawing "RPS Conceptual Levels and Drainage Strategy SK1 rev B" unless

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otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the Ringwood Local Distinctiveness Document.

10. Notwithstanding the submitted plans and landscaping details hereby approved, prior to the construction of any dwelling above slab level, detailed drawings which shall include sections, showing existing and proposed ground levels and contours, to be used in the design of the SANG area shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with those details which have been approved.

Reason: To retain control over the finished landscape design of the SANGS in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Notes to applicant

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, Orders or Regulations made under such Acts.
3. If this permission leads to the creation of any new properties or a change to your property's access onto a different street, you should contact Mrs Sally Dobson in the Council's Address Management Section on 023 8028 5588 or e-mail address.management@nfdc.gov.uk regarding the addressing of the property/development.
4. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case, following approval of the outline application (13/11450), the applicant has worked steadily with Council Officers to evolve the layout, appearance and scale of Phase 1 of the proposed development. That process carried through to the application process where the applicant worked with the Council seeking to address the concerns raised by consultees and notified parties to this reserved matters submission. The applicant was requested to amend their submission, in order to address habitat mitigation concerns, drainage queries, highway matters and to enhance the appearance and layout of the development. Appropriately amended plans were received, which satisfied the concerns

of officers.

5. An extract of Southern Gas Networks mains records of the proposed work area is available to view on the Council's website for your guidance. This plan only shows the pipes owned by SGN in their role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If they know of any other pipes in the area they will note them on the plans as a shaded area and/or a series of x's. The accuracy of the information shown on this plan cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but you should look out for them in your area. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 28 days. On the mains record you can see their low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant. Damage to their pipes can be extremely dangerous for both your employees and the general public. The cost to repair pipelines following direct or consequential damage will be charged to your organisation.

6. The County Rights of Way Authority request that the applicant is made aware of the following requirements:
 1. **There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority.** For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and we would therefore encourage the applicant to contact us as soon as possible to discuss any works of this nature.
 2. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
 3. No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.
 4. If there is likely to be an effect on the footpath in terms of dust, noise or other

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obstruction during the period of the works, we suggest that a Health and Safety Risk Assessment be carried out, and if there is deemed to be a risk to users of the footpath, the applicant should contact the County Council directly to discuss the Temporary Closure of the footpath for the duration of the works. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at <http://www3.hants.gov.uk/row/making-changes/temp-closures.htm>

7. The Council's Ecologist advises that the original outline consent was subject to a condition to secure details of biodiversity compensation and enhancement. The original ecological survey of the site highlighted the requirement for compensation or reptile habitat within the SANG and open space areas. It is likely that the longer grass/meadow habitats proposed in the open spaces in the current application would be required to meet this need and would need appropriate future management which would be secured in the further details. With regard to the treatment of boundaries between dwellings and gardens, it would be desirable to ensure that these retain an element of permeability to wildlife, either by being comprised hedgerows, or if fencing is to be used, providing appropriate gaps – for example details and justification please see <http://www.hedgehogstreet.org/pages/link-your-garden.html>
8. Ringwood Town Council request that some of the £50,000 allocated by the Section 106 Agreement transport contribution to alleviate flooding on surrounding roads should be directed towards a project to reinstate an inoperative highway drainage system in Moortown Lane.

D. Groom

Date: 23 March 2017

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