

OPEN SESSION: There were two members of the public present who were interested in planning applications.

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

Held on Friday 7th July 2017 at 10.00am

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

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

P/5414 APOLOGIES FOR ABSENCE

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

P/5415 DECLARATIONS OF INTEREST

Cllr Treleaven declared a non-pecuniary interest in application 17/10806 as the proprietor and applicant is a long standing friend.

Cllr Briers declared a non-pecuniary interest in application 17/10877 as the applicant is a neighbour and he lives directly opposite the property.

Cllr Ring declared a non-pecuniary interest in application 17/10806 as he knows the applicant.

P/5416 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meetings held on 31st May and 2nd June 2017, having been circulated, be approved and signed as a correct record.

P/5417 PLANNING APPLICATIONS

With the agreement of all Members, applications 17/10680 Keble and 17/10898 2, East View Road were brought forward for the benefit of the members of the public present.

17/10680 Keble - Mrs Ellis, a neighbour, objected to the application, describing the unobtrusiveness of the row of bungalows as important to their rural setting, with farm land to the front and rear aspects. The proposal would appear overbearing in relation to the properties close by and the full window to the rear would create overlooking to the

back gardens and her private space. There would also be a loss of light and an impact on her hall window.

Members recommended refusal (4), due to the proposals bulk and height to the rear of the property. They commented that it would result in overdevelopment of the site, loss of light to no.8, loss of privacy and create overlooking issues, with the full height first floor bedroom window impacting obtrusively on the neighbours amenity. The proposal would appear out of keeping in this uniform row of bungalows, out of character with the street scene and contrary to the Ringwood Local Distinctiveness SPD.

17/10898 2, East View Road - Mr Clarke, direct neighbour to the site, objected to this proposal for a bungalow and parking. He described the road itself being narrow, with parking issues and that the proposal would result in a property being crammed in, not reflecting the character of the road. It would be unacceptably close to his boundary and compromise the privacy he enjoys in his garden. A Certificate of Lawful Development had been obtained for use as a gym with a door facing No.2.

The Committee recommended refusal (4) and acknowledged that a Certificate of Lawful Development had been granted for the footprint seen in the application. However, the change of use suggested from a gym/office to a bungalow, with the resulting parking requirements, increased height of the dwelling and the 2 doors now facing the adjacent property, would have a detrimental impact on the neighbours amenity and East View Road. Members also felt, as for the previous application, that the character of the street would be severely compromised, considering the spacing of dwellings in the area. This would be contrary to the Ringwood Local Distinctiveness SPD.

17/10806 - Doughty Engineering Ltd. - Cllr Treleaven declared a non-pecuniary interest as the proprietor and applicant is a long standing friend.

17/10806 - Doughty Engineering Ltd. - Cllr Ring declared a non-pecuniary interest as he knows the applicant.

17/10877 - 13, Hampton Drive - Cllr Briers declared a non-pecuniary interest, as the applicant is a neighbour and he lives directly opposite the property.

CONS/17/0468 - Fieldings - Cllr Briers declared a non-pecuniary interest, as the agent is a client of his.

Members considered the remaining planning applications in list order and noted the decisions which had been made under delegated powers.

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

ACTION Nicola Vodden

P/5418
A31 IMPROVEMENT SCHEME

Members agreed that the Town Council should have a view on the Highways England's (HE) A31 Improvement Scheme and respond to the public consultation, if agreement could be reached.

In principle, Members agreed with the scheme to widen the westbound carriageway to 3 lanes between the A31/A338 roundabout and the Verwood turnoff. They believed that not only would it relieve the trunk road congestion, improve safety, journey times and pollution, but that residents of the town would also see improvements to the congestion on local roads.

As the implementation planning stage had not been reached, it was felt that there was a lack of information available for the public consultation, in relation to the construction phase. This led to a lengthy discussion and included:-

- concerns with the expected duration of 18 months and lack of information as to why the scheme will take this long?
- the impact of contraflows, lane closures and overnight road closures on journey times, peak times were of particular concern;
- suitable diversion routes (including HGV's) and measures to discourage use of Hightown Common and Crow Hill as rat-runs;
- investigations into the possibility of extending the petrol station slip road its full length to the Verwood turning and an alternative access to the petrol station, for example, from the Verwood slip;

Traffic management plans were imperative to help mitigate the impact during the construction period, as travel issues are anticipated. Plans are to include:-

- i) local measures (for example, the review and possible removal of parking bays on the High Street, Christchurch Road and opposite the Fire Station, to aid the free flow of traffic;
- ii) the addition of clearly marked hatched areas on the main Ringwood roundabout;
- iii) measures to extend further afield, such as, signage along the A31, beyond Picket Post to indicate that there would be 'no return to A31 through the town'.

The Town Council wished to be fully involved with Hampshire Highways and NFDC in the management of traffic in the town during the construction phase.

The present traffic statistics available were based on the existing Local Plan 2008, not the reviewed Local Plan, and Members agreed that they should be satisfied that the figures were reliable and had taken into consideration the possible plans to develop Sites P and Q. Quoted journey times show Poulner to Verwood junctions, but tailbacks regularly go beyond that to Burley services and beyond. Also the observations did not include the traffic flow from A338 Salisbury/Fordingbridge direction, although these queues were also thought to benefit from the A31 Improvement Scheme.

With regard to the proposed closure of West Street, Members were satisfied and in agreement with the proposal to close West Street on safety grounds, however did not agree that this should be a permanent closure, it being essential that there be some provision for emergency services and access in an emergency situation. It was understood that HE were consulting with the emergency services in this regard.

There was concern that safety grounds had been cited for closing the access onto the A31 from West Street and the entrance/exit from The Fish, however there were no proposals to close the entrance/exit to the petrol station. Information in relation to additional bus movements along the High Street (after 8am) had been obtained from the bus company and was considered minimal.

Other areas of discussion:-

- the possibility of reversing the direction of traffic using Meeting House Lane as an

- alternative exit from the High Street/Market Place;
- the impression generally, from observations on social media and from meeting with the public at HE's exhibition, was that public opinion was split on the issue of the closure of West Street;
 - the need for noise reduction measures during construction phase and indefinitely with expected increase in disruption for residents/Parish Church, resulting from 3 lanes of free flowing traffic on A31;
 - that the re-modelling of the traffic statistics be made available to the Council's traffic consultants
 - the historic and political decision to construct the A31, which split the town and blocked access to the Market Place from the main road. The town has the right to be compensated and the Council would push for improvements to the Market Place and High Street and make the town centre more attractive.

Cllr Treleven summarised the points raised, which would form the Council's response and be recommended to Full Council on 26th July.

RECOMMENDED: That the Council's response to the public consultation, in respect of the A31 Improvement Scheme be as follows:-

The Town Council:-

- 1) approves of the A31 Improvement Scheme, to widen the westbound carriageway to 3 lanes, in order to reduce congestion for users of the A31, reduce congestion for local people, improve journey times and reduce pollution;
- 2) supports the proposed closure of West Street on safety grounds, with a caveat that there needs to be emergency access onto the A31 from the Market Place, with the operation of a barrier/smart card system;
- 3) proposes that the slip road at the petrol station be extended the full length to the Verwood turnoff and investigations be made into alternative solutions for entry/exit to the petrol station, possibly from the Verwood road;
- 4) requires that there be a robust implementation plan in place to minimise the impact on residents during the construction period, due to the effects of contraflows, overnight closures and diversion routes for its expected 18 months duration;
- 5) requires that specific noise abatement measures be implemented for residents along the route and for the Parish Church;
- 6) requires an assurance that traffic re-modelling takes into account the new Local Plan and future projections for traffic with the possible development of Sites P,Q and R, including volume of traffic at peak times;
- 7) requires that the re-modelling statistics be made available to the Town Council's own traffic consultants; and
- 8) requires Town Centre access improvements for pedestrians and cyclists and believes that it is the duty of Highways England to provide this. Ringwood is unique in that it has a trunk road through the town and improvements are needed to compensate for this and to help the community to prosper. In this respect, it would be necessary to work with Hampshire County Council and New Forest District Council.

ACTION Jo Hurd

P/5419
LINDEN HOMES

The Deputy Town Clerk provided an update on the development at Crow Lane and Crow Arch Lane (*Annex B*).

She reported that Linden Homes' intended to consult the public, prior to the submission of the Phase 2 planning application, and the plans would be available to view, at the Gateway from 19th to 22nd July. Display boards would be shared and Members would be able to ask questions before the scheduled dates, but Linden Homes' intention was to meet with the Town Council following the consultation, in order to discuss points raised by residents.

Although Linden Homes had indicated that it was working to tight timescales, Members highlighted that the timescales were of its own making and given the concerns raised prior to the Consultation on Phase 1, a meeting with the Town Council should have been anticipated and planned for.

Members requested that Linden Homes be notified of their disappointment. The plans would not be finalised until 14th July, giving very limited scope to arrange a briefing before the exhibition and they requested that, should it not be possible to arrange a meeting, then a full written brief be provided.

- RESOLVED:**
- 1) That the update in respect of the Linden Homes development be received;
 - 2) That Linden Homes be informed of Members disappointment that i) an exhibition was to go ahead without Linden Homes first having had a briefing meeting with the Town Council; and ii) that, once again, it is proposed that the exhibition is unmanned; and
 - 3) That should it not be possible to arrange a meeting with the Council, prior to the exhibition on 19th July, then a full written briefing is required.

ACTION Jo Hurd

Agenda item 8. Kings Arms Lane Street Lighting was interposed at this stage as it may have impacted on the Projects item.

**P/5420
KINGS ARMS LANE STREET LIGHTING**

The Deputy Town Clerk reported on options for improved lighting on Kings Arms Lane (P/5398 5/5/17 refers).

A quote had been received from for an additional light on Bickerley Common, at the end of Kings Arms Lane of approximately £3,700, but this was not Members preferred option.

In respect of adding a light to the existing pole, half way down Kings Arms Lane, Hampshire County Council (HCC) had indicated that funding may be available and it may be works which could be completed within its budget. Confirmation was being sought.

She also reported that the owner of No.30 had been contacted requesting that the holly bush, which was obscuring the current lighting, be pruned.

- RESOLVED:** That the update in respect of lighting on Kings Arms Lane be received.

ACTION Jo Hurd

**P/5421
PROJECTS**

The Committee considered the projects under the Committee's control in order to allocate timescales for their delivery and to assist in the preparation of the budget later in the year (*Annex C*). The Deputy Town Clerk indicated that each Committee have their own projects and the full list would be considered by Full Council.

Cllr Treleaven explained the difficulty in dealing with projects in, what he saw as, a fragmented way. Currently there were projects for the millennium clock (P+F), sundial (RLOS), proposals by Ringwood Society (PTE) and contributions from Highways England to improve access to the High Street and Market Place (PTE), etc. He proposed that there should be one project specifically for 'Town Centre Improvements', which brings together all the various and relevant sub-projects from all Committees, in order for there to be a coherent approach, incorporating all proposals for the improvement of the town under one heading, albeit a major one. There was a concern that should they all be grouped together focus may be lost.

Members agreed to recommend to Full Council that a special meeting of the Planning, Town and Environment Committee take place quarterly, to focus on the projects grouped under the heading of 'Town Centre Improvements' and that relevant people be invited to advise/contribute.

RESOLVED: That the projects detailed in *Annex C* be allocated timeframes, as indicated under each heading.

RECOMMENDED: That all projects falling under the category of 'Town Improvements' be spearheaded by special meetings of the Planning, Town and Environment Committee.

ACTION T Simpson / Jo Hurd

Cllr Wiseman left the meeting at 12:35pm.

**P/5422
EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED: That in view of the confidential nature of the business to be transacted, it was advisable in the public interest that the press and public be temporarily excluded and they were instructed to withdraw (*Confidential Annex D*).

ACTION Jo Hurd

**P/5423
NEW FOREST LOCAL PLAN REVIEW**

Members considered quotations received for review of Transport Assessment (*Confidential Annex E*).

Cllr Treleaven reminded Members of the possible need to challenge the District Councils' traffic assessment, in relation to the strategic housing proposals for site P, Q and R and their conclusion that the existing traffic network can accommodate the development.

He explained that the Local Plan Review had been delayed and publishing of the proposals was now expected later in the year. Forest traffic growth from Local Plan development proposals in combination with development outside the district has reached the threshold where further ecological investigations are necessary as part of the Appropriate Assessment. This is to establish whether or not the potential effects of increased traffic emissions on internationally protected nature conservation sites in the New Forest would be significant, and if the effects were significant whether and how they could be mitigated.

RESOLVED: That RPS be appointed as the Council's traffic consultants for the purposes of the New Forest Local Plan Review.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12.45pm.

RECEIVED
26th July 2017

APPROVED
4th August 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 July 2017
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
17/10354	Avon Court, Gravel Lane, Ringwood. BH24 1LL	Use of flats 4 & 9 as residential unit (Use Class C3) (Lawful Development Certificate for retaining an existing use or operation)	Officer Decision (5)	
17/10623	Whitegates, 149B, Southampton Road, Ringwood. BH24 1HU	Detached garage	Permission (1)	
17/10680	Keble, 7, Christchurch Road, Kingston, Ringwood.	Raise ridge height; dormers & rooflights in association with new first floor; juliette balcony; porch	Refusal (4)	The Committee recommended refusal due to the proposals bulk and height to the rear of the property. It would result in overdevelopment of the site, loss of light to No 8, loss of privacy and create overlooking issues, with the full height first floor bedroom window impacting obtrusively on the neighbours amenity. The proposal would appear out of keeping in this uniform row of bungalows, out of character with the street scene and contrary to the Ringwood Local Distinctiveness SPD.

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
17/10685	10 & 11 The Furlong, Ringwood. BH24 1AT	Use as 1 shop; shopfront; 3 air conditioning units; temporary hoarding	Refusal (4)	Members wished to support the Conservation Officer's comments in respect of the illuminated sign and reinstatement of the door to the second unit. The proposals will result in the erosion of the character of both the Furlong Centre and the Conservation Area, as will the proposed wall vinyls.
17/10686	10 & 11 The Furlong, Ringwood. BH24 1AT	Display 1 illuminated fascia sign; 1 non-illuminated fascia sign; 3 projecting signs; 2 window vinyls; temporary hoarding (Application for Advertisement Consent)	Refusal (4)	Members wished to support the Conservation Officer's comments in respect of the illuminated sign and reinstatement of the door to the second unit. The proposals will result in the erosion of the character of both the Furlong Centre and the Conservation Area, as will the proposed wall vinyls.
17/10688	Land of 7, Hawkins Close, Poulner, Ringwood. BH24 1UQ	Bungalow; parking	Refusal (2)	Members felt that the proposals were inappropriate in the setting, it being a service road, which serves as an access to the rear of many properties. The proposed bungalow would appear crammed in and in isolation from the other properties in Hawkins Close and supported the Highways Officers opinion in respect of inadequate provision for parking within the site.

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
17/10697	1, Raleigh Close, Poulner, Ringwood. BH24 1XP	First-floor side extension	Refusal (2)	Members felt that the proposal did not address previous concerns and confirmed that their view remained, that it was over dominant and would be detrimental to the character of the area, which was characterised by the space between buildings.
17/10708	11, Seymour Road, Ringwood. BH24 1SG	Raise roof height and extend to create 1st floor; two-storey front and side extension; juliette balcony; boundary wall and gates; access	Refusal (2)	Members felt that the proposal would result in an overdomination of the property in the street scene.
17/10750	31, Addison Square, Ringwood. BH24 1NY	Variation of Condition 2 of Planning Permission 16/11528 to allow elevational changes to approved dwellings by amending plan numbers		Application withdrawn
17/10755	8a, Middle Lane, Ringwood. BH24 1LE	Extension	Permission (1)	
17/10775	1, Gardeners Cottages, Hampshire Hatches, Moortown, Ringwood. BH24 3AT	Single-storey rear extension	Permission (1)	
17/10796	4, Pedlars Walk, Ringwood. BH24 1EZ	Use as yoga studio	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
17/10806	Doughty Engineering Ltd., Crow Arch Lane, Ringwood. BH24 1NZ	Entrance gates	Permission (1)	
17/10817	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 flood risk assessment (as the plot was in Zone 2) was not available for consideration.
17/10819	Greenways, 71, Christchurch Road, Ringwood. BH24 1DH	FOR INFORMATION ONLY: Bungalow; detached double garage; access from Woodstock Lane (Outline Application with all matters reserved)		
17/10826	14, Lakeside, Hightown, Ringwood. BH24 3DX	Single storey front extension	Permission (1)	
17/10830	1, East View Road, Ringwood. BH24 1PP	Roof alterations to create first floor; rooflights; dormer	Permission (1)	
17/10831	5, Merton Grove, Ringwood. BH24 1BY	Single-storey rear extension	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
17/10835	14, Hiltom Road, Ringwood. BH24 1PW	Use garage as living accommodation; fenestration alterations	Permission (1)	
17/10836	22, Meadow Road, Ringwood. BH24 1RU	Single-storey side extension	Permission (1)	
17/10845	Land of Peacehaven, Gorley Road, Ringwood. BH24 1TJ	Chalet bungalow; detached garage; access alterations; parking	Permission (1)	
17/10858	34, Lin Brook Drive, Ringwood. BH24 3LJ	Two-storey rear extension; roof alterations in association with new second floor; single-storey rear and side extension; roof lights	Permission (1)	
17/10877	13, Hampton Drive, Ringwood. BH24 1SL	Raise ridge height; roof alterations; dormer and rooflights in association with new first floor; fenestration alterations; solar panels	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
17/10898	2, East View Road, Ringwood. BH24 1PP	Bungalow; parking	Refusal (4)	Members acknowledge that a Certificate of Lawful Development had been granted for the footprint seen in this application. However, the change of use suggested from a gym/office to a bungalow, with the resulting parking requirements, increased height of the dwelling and the 2 doors now facing the adjacent property, would have a detrimental impact on the neighbours amenity and East View Road. Members also felt, as for a previous application, that the character of the street would be severely compromised, considering the spacing of dwellings in the area. This would be contrary to the Ringwood Local Distinctiveness SPD.
17/10903	1, Link Road, Ringwood. BH24 1TT	Single-storey side and rear extensions; flue	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
CONS/17/0468	Fieldings, Hangersley Hill, Hangersley, Ringwood. BH24 3JN	Fell 1 x Willow tree Prune 2 x Oak tree Fell 1 x Western Red Cedar tree Fell 1 x Oak tree Fell 1 x Purple Plum tree Prune 1 x Monterey Cypress tree Prune 1 x Douglas Fir 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

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Applications decided under delegated powers: to be noted

on 7th July 2017 at 10:00 am

Number	Applicant	Site Address	Proposal
CONS/17/0449	Ms Cohen	White Lion Courtyard, Deweys Lane, Ringwood. BH24 1AJ	Fell 1 x Silver Birch tree Fell x 1 Acer tree Prune x 1 group of Hazel trees, Holly trees and Privet hedge, Prune 3 x Cherry tree, Prune 1 x Amelanchier tree, Prune x 1 Pear tree, Prune 1 x Liquidambar tree <u>RTC Observation</u> 15/6/17: OD(5) Officer decision
TPO/17/0445	Mrs Faramus	Land Adjacent To Electricity Sub Station (E), The Furlong, Ringwood.	Prune 13 x Lime trees (5 x trees protected by TPO/1288 G"; 8 x trees In Conservation area) Prune 1 x Oak tree (Conservation area) <u>RTC Observation</u> 15/6/17: OD(5) Officer decision

Planning, Town & Environment Committee

7 July 2017

Agenda item 6

Update on the Linden Homes development at Crow Lane**1. Construction Method Statement & Traffic Management Plan – Revision 2**

This document was revised in response to comments made by the Town Council and has been further revised to include reference to congestion on Christchurch Road in the evening rush hour (site traffic will be directed to avoid this), and congestion and increased pedestrian/cycle activity in Moortown Lane around the Football Club on Saturdays in the season (site workers will be made aware).

Comment from Linden Homes: “The activity on site at the moment is being carried out by a Principle Contractor as preparation for the construction to start in earnest. The site manager will be appointed in the coming weeks and will be on site around the beginning of August – once in position the contact details will be publicised.”

2. Section 278 off-site improvement works

Linden Homes have entered into a s278 agreement with Hampshire County Council for off-site and other highway work. The following works are programmed to be carried out by Linden Homes in early/mid-August, pending all approvals and agreements being in place.

- i Castleman Way – upgrade existing footway to provide foot and cycle facilities and associated pedestrian crossings (junction with Crow Arch Lane and south of “McColl’s” roundabout), new signage.
- i Hightown Road – provision of pedestrian crossings (to the west of “McColl’s” roundabout, at junction with Brooks Close and Gardener Road), new section of designated cycleway (in front of McColl’s), new signage and road markings.
- i Eastfield Lane/A31 Slip Road Junction – new road markings, anti-skid surface dressing and signage.
- i Crow Lane – the construction of two bellmouth junctions onto Crow Lane, new signage and road markings, new pedestrian crossing north of junction with Crow Arch Lane, footway improvements at junction of Castleman Trailway with Crow Arch Lane.

Note: the pedestrian crossings referred to will be uncontrolled crossings constructed with tactile paving and dropped kerbs.

3. Phase 2

Linden Homes have been in discussion with New Forest District Council about Phase 2 and intend to consult the public on proposals prior to submission of a planning application.

Plans will be on display for the public to view in the Gateway foyer from Wednesday 19 to Saturday 22 July – this will be an unmanned exhibition.

Linden Homes will share the display boards with the Council prior to the display being on show to the public, and would be happy to respond to any questions that emerge from that before a separate meeting can be organised.

Comment from Linden Homes: “We would like to meet with town councillors, however given the fast approaching summer holidays we need to get our public consultation activity carried

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out before schools break up. This is a pretty tight timescale for us – we are not expecting to have full layout drawings in place for review until close of business on 14 July. As such, we feel it would be more beneficial to organise a separate meeting with members of the Town Council at which we can discuss feedback received through consultation. We are holding meetings with immediate neighbours on 10 July (to which we will bring specific perimeter layouts and hand sketches as this date falls before the full layout drawing completion). Given the detailed nature of the application and the focused nature of our consultation on immediate neighbours, we will be encouraging people who attend the event to call the consultation hotline or to email their questions to the project team.”

4. Street Names

As reported at Full Council, notification has been received from New Forest District Council that the two new streets to be constructed as part of Phase 1 of the development will be named Chard Way and Rowan Gardens.

PLANNING, TOWN AND ENVIRONMENT COMMITTEE - 7TH JULY 2017

INITIAL REVIEW OF PROJECTS

1. INTRODUCTION

At its meeting on 19th April Policy and Finance Committee considered reports on the adoption of a Financial Plan and on Projects that had previously been identified for inclusion in capital and revenue budgets. That Committee agreed to the adoption of the Financial Plan and also requested all Committees to review projects under their control with a view to formulating proposals, with timescales and costs, in time for the preparation of the budget later in the year.

This report is intended to start the process for this Committee. It identifies projects and makes comments on the practicalities and some broad financial issues relating to each project. At this stage members are asked to review the projects and give an indication of their importance in meeting the Committee's overall planning and environmental objectives under the Committee's control. In reaching conclusions, regard will need to be had to both the financial and staffing resources that will be required to deliver the projects. Further reports developing any schemes identified for early implementation will be brought to the Committee during the year.

2. PROJECTS

2.1 Neighbourhood Plan

The Government is encouraging Town and Parish Councils to prepare and adopt Neighbourhood Plans. A previous Government had encouraged Towns and Parishes to prepare Town and Parish Plans under The Market Towns Healthcheck initiative with the expectation that Principal Councils would take those Plans into consideration in formulating its Local Plans. Unfortunately as there was no legal obligation on Principal Councils to take Town Plans into consideration they remained as statements of Town and Parish Councils aspirations. Neighbourhood Plans do have legal status.

Although estimates of the cost of preparing Neighbourhood Plans vary considerably it is thought likely that for Ringwood, the net cost after any grants would be in the order of £50,000 or more spread over 2/3 years.

The Chairman of the Committee has indicated that he is of the view that preparation and adoption of a Neighbourhood Plan would put the Town Council and residents in greater control of the future shape of the Town and should be reconsidered. Other members have suggested that a decision on whether to prepare a Neighbourhood Plan should be deferred until the District Council has finalised and agreed its proposals for residential development allocations in the Town. At this time no final commitment needs to be made but in view of the possible level of expenditure it does need to be included in the Council's forward financial planning.

	TIMEFRAME
Neighbourhood Plan	Decision - Short term

2.2 Butlers Lane Footpath Link

£4,000 has been included in the Committee's budget this year to provide a tarmac footpath across the grass verge by the post box, and a dropped kerb in to the car park. This figure

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was based on an indicative cost supplied by Hampshire County Council for the work to be carried out under its Community Funded Initiative. The Committee agreed that the cost should be challenged, as should the requirement that work must be undertaken by the County Council's highway contractor. No work has been carried out on this to date.

	TIMEFRAME
Butlers Lane Footpath Link	Short term

2.3 Cycle Stands in Town Centre

£500 has been included in the Committee's budget this year for the provision of additional cycle stands in the town centre. It is anticipated that some cycle parking will be included in the Market Place, and this is currently being looked at by the Market Place Improvement Working Party.

	TIMEFRAME
Cycle Stands in Town Centre	Short term

2.4 Review of Transport Assessment relating to the Local Plan

£7,000 has been included in the Committee's budget this year to challenge the Transport Assessment carried out by New Forest District Council. Quotations have been received from various transport consultants and a report is included elsewhere on this agenda.

	TIMEFRAME
Review of Transport Assessment relating to the Local Plan	Short term

2.5 Ringwood Society – Improvements Initiative

Ringwood Society has suggested various schemes to improve areas in the town centre. This Committee supports the proposals and has indicated that, once costings and ownership details have been clarified, it would assist in the application for grants, as necessary. Funding could come from grants or CIL contributions.

	TIMEFRAME
Ringwood Society – Improvements Initiative	Short/Medium/Long term

2.6 A31 Improvement Scheme

This scheme has already and will continue to take up a great deal of officer time, in liaising with Highways England and their consultants over public consultation; ongoing communications and meetings; and town centre works to be included as part of the scheme. The Council has recommended projects to improve accessibility to the town centre for pedestrians and cyclists, and environmental enhancements, which it is hoped will be funded by Highways England, as part of the A31 scheme. Some members are also suggesting that a further review of the A31 between Ringwood and Picket Post is required, and in fact Highways England have indicated that a review of the whole A31 will be undertaken. If that is the case, there will be further resource implications.

	TIMEFRAME
A31 Improvement Scheme	Short/Medium term

2.7 Review of Developers Contributions

This Committee has reviewed schemes included in the Town Access Plan and Developers Contributions currently held by and allocated to various schemes by New Forest District Council. Work is ongoing at officer level to establish what funds are available, prior to the Council agreeing a list of priority schemes for use of Developers and CIL Contributions. There are various works in the pipeline including the pedestrian crossings in Christchurch Road and off-site works associated with the Linden Homes development. The latter includes provision for flood relief works, which will be directed at bringing back into use the existing redundant Moortown Lane flood relief system.

	TIMEFRAME
Review of Developers Contributions	Short/Medium/Long term

2.8 Street Lighting in Kings Arms Lane

A response is still awaited from Hampshire County Council following a site meeting at the end of April. If the County Council is unable to fund new lights, the cost (still unknown) will need to be met by the Council, possibly through the use of CIL contributions.

	TIMEFRAME
Street Lighting in Kings Arms Lane	Short term

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3. RESOURCE AND FINANCIAL IMPLICATIONS

The projects and issues identified above may not be a complete list of members' aspirations. However they are listed simply to give members an indication of the number of projects and initiatives that the Council will need to consider as part of its future programme of works. In some cases there is currently no budget provision for the projects.

Where a member believes other schemes within this Committee's Terms of Reference should also be included then it would be helpful if these could be identified as soon as possible so that the fullest picture of all aspirations can be included in reports when the budget is considered in more detail in line with the Responsible Finance Officer's financial planning proposals approved at the April meeting of Policy and Finance Committee.

In addition it should be remembered that officer time is limited and most of the projects will need to be led by either the Town Clerk or Deputy Town Clerk. The Technical Officer post which would have been involved in several of the projects is no longer funded.

4. RECOMMENDATIONS

It is **recommended** that consideration be given to the projects and proposals referred to in this report, together with any others that members identify, and indicate a provisional order of importance of each proposal based on whether the proposal is one which should be included in budgets in the short, medium or long term. Short term would be for proposals to be implemented in the current or next financial year, medium in a 2-5 year period and long term 5-10 years period.

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