

OPEN SESSION: There were 4 members of the public present who were interested in a planning application.

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

Held on Friday 1st December 2017 at 10.00am

PRESENT: Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Andrew Briers
Cllr Philip Day
Cllr Hilary Edge
Cllr Christine Ford
Cllr Gloria O'Reilly
Cllr Tony Ring

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Chloe Collins, Student Advisor

P/5453 APOLOGIES FOR ABSENCE

The Chairman reported that apologies for absence had been received from Cllr Angela Wiseman and Student Advisors Charlotte Amos and Lucy Hewitt.

P/5454 DECLARATIONS OF INTEREST

Cllr Ring declared a non-pecuniary interest in application 17/00926 as he is a neighbour.

Cllr O'Reilly declared a non-pecuniary interest in application 17/00926 as she knows the applicant.

Cllr Ward declared a non-pecuniary interest in application 17/11560 as he lives in the same road.

P/5455 MINUTES OF PREVIOUS MEETING

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

P/5456 PLANNING APPLICATIONS

Members were asked to consider planning applications and to note decisions made under delegated powers.

With the agreement of Members, application 17/11486 1 Top Lane was brought forward for the benefit of the members of the public present.

17/11486 – 1 Top Lane

Cllr Briers declared a non-pecuniary interest as he knows the applicant.

Cllr Treleaven declared a non-pecuniary interest as he knows the neighbour.

Mr Herrity, the applicant, addressed Members commenting that the application had been overhauled, with regard to siting, scale and character of the property and with reference to the Local Distinctiveness Plan, which describes features of the lane and gaps between buildings. He indicated that the new proposal was further from No.3, its size reduced to 89 sq. metres, its depth to 8.4 metres and it sits in line with the existing building form. He referred to the shaping, style and roof design which mirrors the neighbouring properties.

Mrs Maynard, neighbour at No.3, referred to her letter of objection, and her concerns regarding loss of light to her conservatory, the impact to her business, the proposed north facing ground floor window (which would look out at her property) and the parking situation, with the proximity of the school and residents from other streets parking in Top Lane. She felt that the proposal was overcrowding, inappropriate and would not benefit the distinctiveness of the area. Mr White also commented on the windows to the rear overlooking his property and exacerbation of the parking situation in the area.

Members discussed the application at length and, whilst the loss of light to No.3 was a real concern, it was noted that the Officer's view was that light would be restricted, but the result would not be overbearing. They balanced this with the fact that the applicant had gone to some lengths to address previous concerns, dealing with size, character and spacing. Members agreed to recommend permission, but would accept the Planning Officer's decision.

The remainder of the planning applications were dealt with in list order.

17/00926 - Picket Hill Cottage - Cllr Ring declared a non-pecuniary interest as he is a neighbour. Cllr O'Reilly declared a non-pecuniary interest as she knows the applicant.

17/11560 - Land rear of Morant Gardens - Cllr Ward declared a non-pecuniary interest as he lives in the same road.

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

ACTION Nicola Vodden

P/5457

A31 IMPROVEMENT SCHEME

Members were asked to note Highways England's (HE) Public Route Announcement and Consultation Report (<https://highwaysengland.citizenspace.com/he/a31-ringwood-improvement/>)

The Chairman referred to an extract of the minutes from the Full Council meeting on 26th July 2017, at which the Council agreed the response to the Public Consultation on the A31 Improvement Scheme (*P/5418, C/6026 & C/6043 refers*) .

He identified those areas which had been cited in the preferred route announcement, but also those that had not been mentioned:- the emergency access, access to the petrol station and extension of the layby to Verwood. Members felt strongly that these were

important considerations, that they should be addressed and that these points should be re-iterated to HE as the scheme moves towards the detailed design stage.

A discussion took place in relation to diversion routes and, referring to the impact of current road closures, Members indicated that they wished to be involved in the process of determining how and where traffic will be diverted. There were concerns with how this would work in practice for the duration of the works and the effect on businesses and the town as a whole.

It was also understood that Dorset County Council's scheme for improvements to A338 at the Blackwater Junction would coincide with this HE project and there needed to be some liaison in respect of timings to avoid the resulting traffic issues.

The Deputy Town Clerk reported that, despite assurances, she had not received a response to the Town Council's comments and also nothing direct from HE in relation to the route announcement. The Committee expressed its disappointment with the lack of communication and agreed that HE be asked to respond, in detail, to all of the Town Council's specific points raised. HE was also to confirm that all responses to the consultation had been acknowledged.

RESOLVED: That HE be asked to respond in detail to the Town Council's specific points raised in response to the A31 Improvement Scheme public consultation.

ACTION Jo Hurd

P/5458

PROJECT OVERSIGHT / COMMITTEE BUDGET 2018/19

Members reviewed the progress of current projects and prioritised new projects for inclusion in the Committee's budget for 2018/19 (*Annex B*).

Review of current projects

C3 – A31 Improvement Scheme - It was noted that this encompasses the 5 recommendations suggested to HCC, NFDC and HE, for funding as part of the A31 scheme. There is a meeting to discuss further progress with this on 6th December, however the Deputy Town Clerk reported that this project is moving slowly.

A1 Traffic Assessment – Following delays with the Local Plan review and the possibility that this allocation will not be spent this financial year, Members wished that the budget be retained regardless and earmarked for this purpose, even if the expenditure falls in 2018/19 financial year.

New projects planner

Members agreed the priority of the projects with budgetary implications for 2018/19, as follows:- 1) Human Sundial, 2) Sign painting at Fridays Cross, 3) Neighbourhood Plan.

A3 – Human Sundial – it was confirmed that this project encompassed a number of improvements proposed for the Market Place, including seating, etc. and Members agreed that Policy and Finance Committee be requested to consider the release of CIL receipts for the purpose of funding this project.

C1 – Moortown Drainage Improvements – it was understood that HCC funds were available for this project and there would be no call on the Linden Homes developer's contributions for this purpose. The Deputy Town Clerk would make some enquires to ascertain the position.

Members wished that Ringwood Society's proposed improvements to Meeting House Lane (opposite the bus shelters) be added to the projects list, for possible inclusion as bids in later budgets.

RESOLVED: That the update in respect of projects be received and the project planning reports be updated.

RECOMMENDED TO POLICY AND FINANCE COMMITTEE:

That £8,000 of CIL receipts be allocated to the Human Sundial project (which includes other improvements to the Market Place, for example, seating)

ACTION Jo Hurd

P/5459

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED: That, in accordance with section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded because publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted (procurement of services from commercial providers by a competitive process) (*Confidential Annex C*)

P/5460

BUTLERS LANE FOOTPATH

The Deputy Clerk updated Members on the tender process, the difficulties she had encountered and gave details of the quotes received. Members agreed on the quote to be accepted.

Although there had been a suggestion to move the post box, enabling the dropped kerbs to line up, this would introduce a significant delay and potentially additional expense. She recommended that the path be installed to the left of the post box with the dropped kerb in the car park being extended. The managing agent confirmed that the car park would be painted to keep that area clear.

The Committee wished to thank the Deputy Town Clerk for the work she had undertaken and the obstacles she had overcome in resolving this.

RESOLVED: That the identified quote, obtained for installation of the footpath at Butlers Lane, be accepted and the contractor be engaged to complete the works, as soon as possible.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 11.40am.

RECEIVED
20th December 2017

APPROVED
5th January 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 1st December 2017
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
17/11322	23 College Road, Ringwood. BH24 1NU	RE-CONSULTATION: Single storey side and rear extension; roof alterations - amended plans	Permission (1)	
17/11455	42 Northfield Road, Ringwood. BH24 1LX	Front porch and driveway	Permission (1)	The Committee was surprised by the Planning Officer's comment that permission for the access was not required, as it was onto an unclassified road and requested clarification on this point. If the Highways Officer was to be consulted, Members wished to see the Highways Officer's comments and be re-consulted on the proposal.
17/11464	Units 5A and 5B, GP Centre, Yeoman Road, Ringwood. BH24 3FF	2 windows to west elevation	Permission (1)	
17/11465	3, Holm Close, Poulner, Ringwood. BH24 1TD	Single-storey rear extension	Permission (1)	
17/11467	Flats 14-18, Christchurch Road, Ringwood. BH24 1DN	Extend rear dormer; additional rear dormer	Refusal (2)	The Committee wished to support the Conservation Officer's comments, in relation to the materials to be used, to ensure that they are sympathetic and appropriate for the Conservation 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

Number	Site Address	Proposal	Observation	Comments
17/11477	Farnham House, 51-53 Christchurch Road, Ringwood. BH24 1DH	Side dormer; window alterations; rooflights; external alterations	Officer Decision (5)	The Committee felt that the plans should be re-submitted, in consultation with the Planning and Conservation Officers, in order to arrive at a scheme that addresses the issues raised.
17/11486	1, Top Lane, Ringwood. BH24 1LF	House; associated parking; alterations and new access to existing house	Permission (1)	
17/11489	The Lodge, Linford Road, Hangersley, Ringwood. BH24 3JN	Use as residential dwelling (Lawful Use Certificate for retaining an existing use or operation)		No comment was made.
17/11493	24, North Poulner Road, Ringwood. BH24 1SP	Variation of condition 2 of planning permission 16/11025 to allow revised access and parking arrangements	Permission (1)	
17/11533	11, Ashburn Garth, Hightown, Ringwood. BH24 3DS	First floor front extension; two-storey front extension	Permission (1)	
17/11560	Land rear of Morant Gardens, 63 Christchurch Road, Ringwood. BH24 1DH	Retain hedgerow (Variation of condition 2 of planning permission 15/10258 to allow revised plan number 8516/300)	Refusal (2)	The original proposal was accepted due to the complete design and the applicant should adhere to the conditions imposed, when the original application was given consent.

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
17/00926	Picket Hill Cottage, Picket Hill, Ringwood. BH24 3HH	Application for a Certificate of Lawful development for continued use of building as holiday let in breach of condition 2 of planning permission 02/76871		The Committee had no observations to make to contradict the information supplied with the application.
17/00931	Hightown Park, Poulner Hill, Poulner, Ringwood. BH24 3HR	Replacement porch; single storey side and rear extensions; addition of first floor balcony; alterations to fenestration (Demolition of 2no. existing conservatories)	Permission (1)	
17/00964	The Coach House, Crow Hill, Crow, Ringwood, BH24 3DD	Retention and completion of replacement outbuilding	Permission (1)	
TPO/17/1067	Lynes Corner, Nouale Lane, Poulner, Ringwood. BH24 3EL	Prune 3 x Apple trees Prune 1 x Cherry tree	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

A

Applications decided under delegated powers: to be noted

on 1st December 2017 at 10:00 am

Number	Applicant	Site Address	Proposal
TPO/17/1021	Mrs Vittelo	9, Merton Grove, Ringwood. BH24 1BY	Prune 1 x Copper Beech tree <u>Observation 15/11/17:</u> P(1) Recommend Permission, but would accept Tree Officer's decision
CONS/17/1042	Mr Howell	Amberwood, Hangersley Hill, Hangersley, Ringwood. BH24 3JS	Prune 2 x Oak trees; Prune 1 x Ash tree; Prune 2 x Lime trees; Fell 1 x Ash tree; Fell 1 x Poplar tree; Fell 1 x Beech tree; Fell 1 x Oak tree <u>Observation 15/11/17:</u> P(1) Recommend Permission, but would accept Tree Officer's decision



Item No.	Name	Recent developments	Resource use				Finish in 2017-18?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2017-18 budget)								
A1	Traffic Assessment	Quotation of £2,950 accepted for traffic assessment	£7,000	£0	£2,950	Moderate	Probable	Local Plan Review pre-submission consultation due early 2018
A2	Cycle Stands	Included in plans for Market Place improvements	£500	£0	£0	Minimal	Unlikely	Awaiting choice/availability of site
A3	Butler's Lane Footpath Link	Specification to HCC standards prepared and quotations invited – separate item on agenda	£4,000	£0	£4,000	Moderate	Probable	HCC has advised that RTC can commission works subject to contractor compliance with HCC standards & procedures
A4	Crow Stream clearance	Work to control growth of Hemlock Water Dropwort on stream banks scheduled for March 2018 – no further costs expected	£1,000	£1,172.88	£1,172.88	Moderate	Probable	Annual flail and clearance complete Rod Lane Relief Drain sluice repaired
A5	Human Sundial repair	Topographical survey ordered	£700	£550	£550	Moderate	Unlikely	Town Centre Working Party
Projects with budgetary implications (not included in 2017-18 budget but added since)								
B1	Street-lighting in Kings Arms Lane	Work scheduled for week commencing 11/12/17 HCC agreed to adopt for maintenance purposes.		£0	£850	Moderate	Probable	Funded by CIL receipts (P&F Minute F/5497 18.10.17 refers)
Projects with no budgetary implications								
C1	Pedestrian Crossing Christchurch Road	Included in HCC programme of works				Minimal	Possible	Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	Mitigation works business case in preparation				Significant	Unlikely	Might involve use of developer contributions in addition to contributions from Highways England
C3	Review of developer contributions	Now have overview of transport contributions held by NFDC (allocated and unallocated)				Significant	Probable	Decision-making process for use of CIL receipts agreed by P&F 18.10.17 (F/5496 refers)



Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements						Priority (specify target completion date)
			Finance			Time and attention			
			RTC recurring cost	RTC non-recurring cost	Other source	Members	Staff	Others	
Projects with budgetary implications (for possible inclusion as bids in 2018-19 budget)									
A1	Neighbourhood Plan	Undertake a cost-benefit analysis of preparing a Plan with independent expert advice	£0	£3,000	£0	Moderate	Moderate	Minimal	End Sep. 2018 (?)
A2	Sign painting at Fridays Cross	To restore a painted sign on the façade of 5/7 Christchurch Road (Town Centre Working Party)	£0	£900+	£0	Minimal	Minimal	Moderate	?
A3	Human Sundial	To repair and restore the Human Sundial in the Market Pace (Town Centre Working Party)	£0	£8,000 estimate	CIL funds? Grants?	Moderate	Moderate	Moderate	?
Projects with budgetary implications (for possible inclusion as bids in later budgets)									
B1	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party)	£0	£?	£?	Moderate	Significant	Significant	?
B2	Additional street light in Gorley Road	In the event that this is not funded by HCC, to provide one additional street lighting column between Butlers Lane and Parkers Close	£?	£3,000+ estimate	HCC	Minimal	Moderate	Moderate	?
Projects with no budgetary implications									
C1	Moortown drainage improvements	Drainage improvement works to be funded by Hampshire County Council				Moderate	Moderate	Moderate	Completion expected by end of 2017