

Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT
Tel: 01425 473883
www.ringwood.gov.uk

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

26th April 2018

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 4th May 2018** at 10.00am* or at the conclusion of the public participation and your attendance is requested.

Mr C Wilkins
Town Clerk

PUBLIC PARTICIPATION:

*If required, the meeting will be preceded by a public participation period of up to 10 minutes at 10.00am. Members of the public are also entitled to speak, during the meeting, on agenda items.

RECORDING (AUDIO AND/OR VIDEO) OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting the public are allowed to record the Committee and officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the Exempt Part of an agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until that member of the public has finished speaking. The use of social media is permitted, but all members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

MOBILE PHONES

Members and the public are reminded that the use of mobile phones (other than on silent) is prohibited at Town Council and Committee meetings.

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

3. MINUTES OF THE PREVIOUS MEETING

To approve as a correct record the minutes of the meeting held on 4th April 2018

4. PLANNING APPLICATIONS

To consider applications (*Report A*)

5. A31 IMPROVEMENTS

To receive an update from meeting with Highways England held on 25 April

6. HIGHWAYS MAINTENANCE ISSUES

To receive an update on outstanding highways maintenance issues (*Report B*)

7. KING’S ARMS LANE STREET LIGHTING

To receive a verbal update on options for a new street light, if available

8. APPEALS ON PLANNING APPLICATIONS

To consider whether to comment further on the following appeals (*Report C*):-

- i) 17/11238 43, Christchurch Road, Ringwood. BH24 1DG
 - ii) 17/10528 Land rear of 226, Southampton Road, Ringwood. BH24 1JQ
 - iii) 17/10702 4, Carvers Trading Estate, Southampton Road, Ringwood. BH24 1JR
- (Note: the Grounds of Appeal may be viewed by following the respective links)

9. PROJECTS

To receive an update in respect of projects (*Report D*)

If you would like further information on any of the agenda items, please contact Jo Hurd, Deputy Town Clerk, on (01425) 484721 or email jo.hurd@ringwood.gov.uk.

Committee Members

- Cllr Chris Treleaven(Chairman)
- Cllr Tim Ward (Vice Chairman)
- Cllr Andrew Briers
- Cllr Philip Day
- Cllr Hilary Edge
- Cllr Christine Ford
- Cllr Jeremy Heron
- Cllr Gloria O’Reilly
- Cllr Tony Ring
- Cllr Angela Wiseman

Ex Officio Members

- Cllr Tim Ward
- Cllr Philip Day

Student Advisors

- Charlotte Amos
- Chloe Collins
- Lucy Hewitt

Permission (1)	Recommend Permission, but would accept planning officer's decision
Refusal (2)	Recommend Refusal, but would accept planning officer's decision
Permission (3)	Recommend Permission
Refusal (4)	Recommend Refusal
Officer Decision (5)	Will accept planning officer's decision

The Use Classes Order: Summary	
A1	Shops
A2	Financial and Professional Services
A3	Food and Drink
B1	Business, including offices, research and development and light industrial
B2	General industrial building
B3	Special industrial: alkalis etc
B4	Special industrial: smelting etc
B5	Special industrial: bricks etc
B6	Special industrial: chemicals etc
B7	Special industrial: animal products etc
B8	Storage and Distribution
C1	Hotels and Hostels
C2	Residential Institutions
C3	Dwelling Houses
D1	Non Residential Institutions
D2	Assembly and Leisure

Schedule of Planning Applications to be considered on 4th May 2018 at 10.00am

Number	Applicant	Site Address	Proposal
18/00284	Mr D. H. Plumbley	Melita, Burcombe Lane, Hangersley, Ringwood. BH24 3JT	Single storey extension
18/00326	Mr M Forster	Half Way Cottage, Crow Hill, Crow, Ringwood. BH24 3DE	Single storey extension (demolition of existing)
18/10259	Surereed Ltd	23-23A Market Place, Ringwood. BH24 1AN	Create 1 residential flat at ground-floor rear; use as one shop
18/10260	Surereed Ltd	23-23A Market Place, Ringwood. BH24 1AN	Create 1 ground-floor flat; remove internal wall to use as one shop (Application for Listed Building Consent)
18/10276	Mr & Mrs Brawn	White Hart Inn, 171 Southampton Road, Ringwood. BH24 1HU	Detached store
18/10362	Mr Sheffield	6, Moortown House, Christchurch Road, Ringwood. BH24 3AN	Replacement front door (Application for Listed Building Consent)
18/10406	Mr Harris	19, Forestside Gardens, Ringwood. BH24 1SZ	Single-storey front extension; outbuilding
18/10435	Churchill Retirement Living	King Edgar Lodge, 65, Christchurch Road, Ringwood. BH24 1DH	Free standing non- illuminated sign, banner signs non-illuminated (Application for Advertisement Consent)
18/10444	Mr & Mrs Kilburn	88, Kingfisher Way, Ringwood. BH24 3LN	Single-storey rear extension
18/10448	Mr White	Hazel Cottage, Gorley Road, Ringwood. BH24 1TJ	Detached garage

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Number	Applicant	Site Address	Proposal
18/10460	Mr Selby	28, Meadow Road, Ringwood. BH24 1RU	Single-storey rear extension
18/10473	Mr Seaby - Willton Homes	Unit 9, Pintail Business Park, 165, Christchurch Road, Ringwood. BH24 3AL	Window to rear elevation; extension to first-floor mezzanine
18/10476	Mrs Salisbury	30, Wanstead Close, Ringwood. BH24 1SJ	6ft boundary fence
18/10478	Mr Gould	17, Cunningham Close, Poulner, Ringwood. BH24 1XW	Two-storey side extension; Single-storey rear extension
18/10480	Mr & Mrs Cuerden	10, Middleton Road, Ringwood. BH24 1RN	Two-storey side extension; Single-storey rear extension; access alterations
18/10486	Mr Trickett	1, Broadshard Lane, Ringwood. BH24 1RW	Detached Garage
18/10499	Rose and Crown (Lytchett Matravers Limited)	Avon Court, Gravel Lane, Ringwood. BH24 1LL	Use of flats 4 & 9 as residential (Use Class C3) (Lawful Development Certificate for retaining an existing use or operation)
18/10511	Mr Wright - Colten Developments Ltd	Colten Housem Wellworthy Way, Ringwood. BH24 3FE	Variation of condition 1 of planning permission 13/11451 to allow new plan numbers: 193/01 and 193/02 to reduce footprint and relocate warehouse building
18/10512	Mr Carr	Unit 3E, Austin Park, Yeoman Road, Ringwood. BH24 3FG	Detached garage
CONS/18/0336	Mr Armstrong	East Wing, Manor House, Southampton Road, Ringwood. BH24 1HE	Fell 1 x Leylandii tree
CONS/18/0365	Mr Ripper	Lake House, 23 Christchurch Road, Ringwood. BH24 1DG	Prune 2 x Lawson Fir trees

Schedule of outstanding highways maintenance issues raised with Hampshire Highways

Ref. No.	Location in Ringwood	Nature of defect/issue	Additional comments	Comments from HCC
R/002	B3347 Mansfield Rd/Southampton Rd Roundabout	Repainting of "KEEP CLEAR" road markings	Logged on Hantsweb 26/02/18 ref no. 21343555	To be included in programme for remarking currently in progress
R/003	B3347 Mansfield Rd/Southampton Rd Roundabout	Recurrent damage to turf surface by turning HGVs	Perimeter paving is preferred solution.	Not a high priority given for funding the level of damage to the network currently having to be dealt with. Would the TC consider a contribution?
R/004	A31/B3347 Intersection	Repainting of "KEEP CLEAR" road markings	Logged on Hantsweb 26/02/18 ref no. 21343556	To be included in programme for remarking currently in progress
R/005	Market Place (Human Sundial paved area and surrounds)	Arrangements for implementation of agreed joint works	Specification of works and topographical drawing supplied by RTC. Agreement on costs and timing awaited from HCC.	Agreement in principle to share road space with HCC works. Timing and phasing yet to be agreed.
R/006	Town Centre (Pedal Car Grand Prix "circuit")	Sunken ironworks, potholes, loose pavers, etc.	Need to be fixed by 7 th July	Inspection and repairs to be arranged as for previous events.
R/007	B3347 Mansfield Road/Southampton Rd Jct.	Safety barrier damaged by collision.	Completed 23/04/2018 SSE still to infill trench	Will ensure SSE complete their reinstatement.
R/008	5/7 Christchurch Road Kerb outside The Cellar (previously YoYo)	Replacement kerb required		Crew being assigned to Town Centre works from 30/04/18. This will be included but other works have a higher priority e.g. Meeting House Lane



Ref. No.	Location in Ringwood	Nature of defect/issue	Additional comments	Comments from HCC
R/009	Meeting House Lane	Replacement of damaged/missing pavers and repair of dropped ironwork		Crew being assigned to Town Centre works from 30/04/18. This will be given priority.
R/010	High Street	Repair/replacement of loose/damaged/missing pavers on pavement and in road.		Crew being assigned to Town Centre works from 30/04/18.
R/011	The Furlong	Sunken blocks and some replaced with tarmac		Crew being assigned to Town Centre works from 30/04/18. Priority given to sunken areas.

C

From: planning.appeals@nfdc.gov.uk

Sent: Friday, April 13, 2018 10:40:01 AM (UTC+ 00:00) Dublin, Edinburgh, Lisbon, London

To: [REDACTED]

Subject: Appeal received on 17/11238

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: **17/11238**

Planning Inspectorate Reference: APP/B1740/W/17/3190270

Site: **43 CHRISTCHURCH ROAD, RINGWOOD BH24 1DG**

Description: Change of use of ground floor to (C3) residential (1 flat); fenestration alterations

Reason(s) for refusal: The proposed conversion of this shop unit to a residential use would result in erosion of active ground floor frontage within a defined Secondary Shopping Frontage and Ringwood Town Centre, to the detriment of the viability and vitality of the local retail offer, contrary to Policy CS20 of the Core Strategy for the New Forest District outside the National Park (2009) and Policy DM15 of the Local Plan Part 2 Sites and Development Management Development Plan Document (2014).

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEWFO_DCAPR_202614

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/05/2018.

Ringwood Town Council recommendation (6/10/17):-

Permission (1) The Committee supported the Conservation Officer's view that there should be a condition in respect of the windows.

C

From: planning.appeals@nfdc.gov.uk
Sent: Friday, April 13, 2018 11:10:01 AM (UTC+ 00:00) Dublin, Edinburgh, Lisbon, London
To: [REDACTED]
Subject: Appeal received on 17/10528

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: **17/10528**

Planning Inspectorate Reference: APP/B1740/W/17/3190923

Site: **Land rear of 226 SOUTHAMPTON ROAD, RINGWOOD BH24 1JQ**

Description: House; parking

Reason(s) for refusal: The proposed development does not follow any rhythm to the spacing, building line or height of structures around it and the unfenestrated side elevations would appear heavily massed and incongruous in this location, isolated from other structures. The proposed landscaping would fail to soften views of the dwelling and associated parking from Wessex Road. Furthermore, the proposal would have a small and contrived garden curtilage and fails to provide the requisite level of off-street parking, which emphasises the cramped nature of this development. Consequently due to its siting, design, scale and size of plot, the proposed dwelling would appear as an isolated form of development, out of character with the pattern of development and street scene of Wessex Road, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, Ringwood Local Distinctiveness Document and paragraph 64 of the National Planning Policy Framework.

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= NEWFO_DCAPR_ =200985

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/05/2018.

Ringwood Town Council recommendation (5/5/17):-

Refusal (4) Members felt that the same observations applied to this proposal as the previous application for the site, in that the proposed dwelling would have a cramped appearance and an adverse impact upon the visual amenities of the area. As it would be back garden / infill development, it would also appear to be contrary to policy CS1 and CS2 of the Core Strategy. It is also contrary to the Parking Standards SPD, with only one space provided for the new dwelling.

C

From: planning.appeals@nfdc.gov.uk

Sent: Friday, April 13, 2018 11:00:03 AM (UTC+ 00:00) Dublin, Edinburgh, Lisbon, London

To: [REDACTED]

Subject: Appeal received on 17/10702

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 17/10702

Planning Inspectorate Reference: APP/B1740/W/18/3193387

Site: 4 CARVERS TRADING ESTATE, SOUTHAMPTON ROAD, RINGWOOD BH24 1JR

Description: Variation of Condition 3 of Planning Permission 02/75841 to allow opening hours 0700 - 2000 Monday - Friday, 0700 - 1800 Saturday, 0900 - 1600 Sunday

Reason(s) for refusal: By virtue of the additional noise impacts arising from vehicle movements and operations earlier in the morning, the proposed change in opening hours on a Sunday is considered to be unacceptable and contrary to the amenity related provisions of Policy CS2 of the Core Strategy for the New Forest District outside the National Park (2009).

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEWFO_DCAPR_201427

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/05/2018.

Ringwood Town Council observation (2/6/17):-

Refusal (2) Members felt that this application, to extend the opening times, would be detrimental to the amenity of occupiers of nearby properties, and could set a precedent on the estate.



Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2018-19 budget)								
A1	Traffic Assessment	Quotation of £2,950 accepted for traffic assessment – may increase due to time lapse	£4,000 (Provision)	£0	£2,950	Moderate	Probable	Local Plan Review pre-submission consultation due June/July 2018 Budget revised from £7,000
A2	Cycle Stands	Included in plans for Market Place improvements	£500 (Provision)	£0	£500	Minimal	Probable	Awaiting choice/availability of site
A3	Crow Stream	Annual flail, clearance and spraying	£1,020	£0	£1,020	Moderate	Probable	
A4	Human Sundial	Project to repair and restore the Human Sundial and surrounding area in the Market Place	£8,000	£0	£8,000	Moderate	Probable	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518))
A5	Neighbourhood Plan	Consultant to be engaged to undertake cost-benefit analysis of preparing a Plan	£3,000	£0	£3,000	Moderate	Probable	
A6	Sign Painting at Friday's Cross		£400	£0	£400	Minimal	Probable	Ringwood Society project, with contribution and support from RTC
A7	Street-lighting in Kings Arms Lane	Work not carried out as expected as pole disconnected from mains – awaiting details of other options and outline costs from HCC/SSE	£0	£0	£800	Minimal	Possible	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497)) HCC agreed to adopt for maintenance purposes.
Projects with budgetary implications (not included in 2018-19 budget but added since)								
B								



Projects with no budgetary implications

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	HCC completed feasibility of 2 crossings (north and south of Lidl roundabout) – awaiting approval prior to design and implementation				Minimal	Probable	Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	HCC allocated resources to carry out feasibility study to inform bid for designated funds				Moderate	Unlikely	Might involve use of developer contributions in addition to contributions from Highways England
C3	Moortown drainage improvements					Minimal	Probable	To be carried out and funded by HCC



Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements						Budget Bid Priority (specify number)
			Finance			Time and attention			
			RTC recurring cost	RTC non-recurring cost	Other source	Members	Staff	Others	
Projects with budgetary implications (for inclusion as bids in 2019-20 budget)									
A									
Projects with budgetary implications (for possible inclusion as bids in later budgets)									
B1	Rear of Southampton Road	To improve the aspect of the rear of buildings in Southampton Road to Meeting House Lane (Ringwood Society)	£0	£?	£?				
B2	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party/ Ringwood Society)	£0	£?	£?				
Projects with no budgetary implications									
C									