

**Ringwood Town Council
Council Summons and Agenda**

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

Dear Member

24th May 2018

You are hereby summoned to attend the **ANNUAL MEETING** of the Town Council at The Forest Suite, Ringwood Gateway on **Wednesday 30th May 2018 at 7.30pm, or at the close of the Annual Town Assembly, if later.**

Mr C Wilkins
Town Clerk

Note: there is no public participation at the Annual Meeting – *Handbook Section 29 – Procedure for Public Participation at Meetings 5.5.1 adopted 13.01.10 refers.*

AGENDA

1. Election of Town Mayor
2. Declaration of Acceptance of Office by the Town Mayor
3. To receive Apologies for Absence
4. To receive Declarations of Interest
5. Appointment of Deputy Town Mayor
6. Declaration of Acceptance of Office by the Deputy Town Mayor
7. To confirm appointments to the Staffing Committee (which reports direct to Full Council)

FULL COUNCIL	
Sub-Committee / Working Party	Membership
Staffing Committee	Cllr P Day Cllr A Murphy Cllr G O' Reilly Cllr C Treleaven

8. Membership of Committees
To note that members have been appointed to Recreation, Leisure and Open Spaces Committee and Planning, Town & Environment Committee until the next elections in 2019 (*current list attached as Report A*). In the event that any councillor wishes to relinquish membership of a committee, that a replacement be appointed. The appointment of Members to the Policy & Finance Committee will be dealt with after the adjournment at Agenda Item 10 below. *Note: Standing Orders provide for Councillors to be appointed for a 4 year period (2015-2019) subject to amendments referred to above being possible at each Annual Meeting.*

9. Adjournment of Meeting
To adjourn the meeting to allow for meetings of Recreation, Leisure & Open Spaces Committee and Planning, Town & Environment Committee, at which each will elect their Chairman and Vice Chairman and consider appointments to sub-committees and working parties

[Resumption of Meeting]

10. Membership of Policy and Finance Committee
To appoint members to Policy & Finance Committee taking account of existing protocol that the Mayor, Deputy Mayor, and Chairmen of the Recreation, Leisure & Open Spaces Committee and the Planning, Town & Environment Committee are automatically appointed to that Committee.

11. Adjournment of Meeting
To adjourn the meeting to allow for a meeting of Policy & Finance Committee, at which to elect a Chairman and Vice-Chairman and to consider appointments to sub-committees and working parties.

[Resumption of Meeting]

12. To approve as a correct record the minutes of the meeting held on 25th April 2018.

13. Representatives on Outside Bodies
To note that representatives to outside bodies have been appointed, until the next elections in 2019 (*current list attached as Report B*). However, in the event of any councillor wishing to relinquish an appointment, to appoint a replacement.

14. To receive Minutes of Committees and approve recommendations contained therein:
RECREATION, LEISURE & OPEN SPACES DATE: 2nd May 2018
PLANNING, TOWN & ENVIRONMENT DATE: 4th May 2018
POLICY AND FINANCE DATE: 16th May 2018

15. AFFORDABLE HOUSING FOR YOUNG PEOPLE
To receive notes of a meeting with the District Council on 8th May (*Report C*)

16. To receive such communications as the Town Mayor may desire to lay before the Council (Councillors are reminded that no decision taking may take place as a result of this item)

17. To receive Reports from Ringwood Town Councillors and Student Advisors (Councillors are reminded that no decision taking may take place as a result of this item)

18. To receive Reports from County and District Councillors (Councillors are reminded that no decision taking may take place as a result of this item)

19. Forthcoming Meetings – to note the following dates:

Planning, Town & Environment	10.00 am	Friday 1 st June 2018
Recreation, Leisure & Open Spaces	7.00 pm	Wednesday 6 th June 2018
Policy & Finance	7.00 pm	Wednesday 20 th June 2018
Full Council	7.00 pm	Wednesday 27 th June 2018

If you would like further information on any of the agenda items, please contact Mr Chris Wilkins, Town Clerk, on 01425 473883 or chris.wilkins@ringwood.gov.uk

Council Members:

Cllr A Briers

Cllr P Day

Cllr H Edge

Cllr C Ford

Cllr J Heron

Cllr D Loose

Cllr A Murphy

Cllr G O'Reilly

Cllr T Ring

Cllr S Rippon-Swaine

Cllr M Thierry

Cllr C Treleaven

Cllr T Ward

Cllr A Wiseman

	RINGWOOD TOWN COUNCIL COMMITTEE MEMBERSHIP 2017-18 (from 28/9/17)			
	FULL COUNCIL	PLANNING, TOWN & ENVIRONMENT	RECREATION, LEISURE & OPEN SPACES	POLICY & FINANCE
Chairman	Cllr Tim Ward (Town Mayor)	Cllr Chris Treleaven	Cllr Andrew Briers	Cllr Jeremy Heron
Vice Chairman	Cllr Philip Day (Deputy Town Mayor)	Cllr Tim Ward(+ ex-officio)	Cllr Angela Wiseman	Cllr Steve Rippon-Swaine
Members & Ex officio Members (NB Town Mayor and Deputy Mayor are entitled to be ex officio members of all committees)	Cllr Andrew Briers Cllr Hilary Edge Cllr Christine Ford Cllr Jeremy Heron Cllr Darren Loose Cllr Anne Murphy Cllr Gloria O'Reilly Cllr Tony Ring Cllr Steve Rippon-Swaine Cllr Michael Thierry Cllr Chris Treleaven Cllr Angela Wiseman	Cllr Andrew Briers Cllr Philip Day(+ ex-officio) Cllr Hilary Edge Cllr Christine Ford Cllr Jeremy Heron Cllr Gloria O'Reilly Cllr Tony Ring Cllr Angela Wiseman	Cllr Darren Loose Cllr Anne Murphy Cllr Gloria O'Reilly Cllr Tony Ring VACANCY Cllr Tim Ward(+ Ex-officio)	Cllr Andrew Briers Cllr Philip Day (+ ex-officio) Cllr Christine Ford Cllr Anne Murphy Cllr Gloria O'Reilly Cllr Michael Thierry Cllr Chris Treleaven Cllr Angela Wiseman
Ex-Officio Members		Cllr Tim Ward	Cllr Tim Ward	Cllr Tim Ward
		Cllr Philip Day	Cllr Philip Day	Cllr Philip Day
Student Advisors	Katherine Grubb	Charlotte Amos	Jade Eaton	Sadie Chambers
	Rachel Carr	Chloe Collins	Charlotte Hardy	Joshua Kidd
		Lucy Hewitt	Isaac Skirton	Emily Litchfield

RINGWOOD TOWN COUNCIL

Representatives on Outside Bodies 2017-18 (from 10/8/17)

ORGANISATION / POSITION	NUMBER OF MEMBERS TO BE APPOINTED
New Forest Association of Local Councils (NFALC)	Cllr A Murphy Cllr M Thierry
Blashford Lakes Consultative Forum	Cllr C Ford
Community First New Forest	Cllr A Murphy Cllr S Rippon-Swaine (deputy)
Flood Wardens	Cllr G O'Reilly Cllr A Wiseman Norman Light (co-opted) Peter Street (to be invited to join)
Forest Forge Theatre Company	Cllr G O'Reilly
Gateway Project Board	Cllr A Briers
Hampshire Association of Local Councils (HALC)	Cllr A Murphy
New Forest Consultative Panel	Cllr C Ford
New Forest National Park Authority - South West Quadrant	Cllr T Ring
Parish Public Transport Representative	Cllr M Thierry
Ringwood & District Community Association	Cllr S Rippon-Swaine Cllr P Day (Reserve)
Ringwood Twinning Association	Mayor (President) Cllr T Ward Cllr A Murphy
Ringwood United Charities	Cllr J Heron Cllr S Rippon-Swaine Cllr T Ward
Syrian Refugee Relocation Working Party	Cllr M Thierry Cllr C Treleaven
The Ringwood Society	Cllr P Day Cllr A Wiseman
Tree Warden	Cllr T Ward
Western Escarpment Conservation Area Steering Group	Cllr G O'Reilly
WW1 Centenary Working Party (if invited)	Cllr P Day (evenings) Cllr C Ford Cllr A Murphy

Housing for Young People in Ringwood

Notes of a meeting held on 9 May 2018

Present: Representing Ringwood Town Council

Chris Wilkins, Town Clerk

Jo Hurd, Deputy Town Clerk

Cllrs Day, Treleaven and Ward

Representing New Forest District Council

Grainne O'Rourke, Executive Head of Governance & Regulation

Louise Evans, Service Manager – Policy & Strategy (Planning & Housing)

Cllr Edward Heron, Portfolio Holder for Planning and Infrastructure

This meeting was a follow up to a previous meeting held on 30 January 2018, and a discussion at Full Council on 28 March (C/6121 refers).

“Affordable housing” in the context of the National Planning Policy Framework and the emerging Local Plan generally has a technical definition (which includes homes to rent or buy on subsidised or discounted terms usually from or involving the Council or a Housing Association). “Market homes” are basically everything else, where the rent or purchase price is not subsidised at public expense.

Since NFDC has evidence from research demonstrating that earnings from employment in Ringwood are not generally enough to make even “affordable housing” (in the technical sense) a viable route to home ownership, the thinking behind the emerging Local Plan was to improve genuine affordability in Ringwood by moving away from policies which prescribe only for minimum percentages of formally “affordable housing” and instead to propose more sophisticated policies. These deal with the “affordable housing” requirement by seeking to provide for as many people as national planning policy constraints permit by providing a spectrum of housing including affordable rent, affordable ownership (including shared equity) and smaller market homes. The proposed policies are supported by evidence and would provide for the following:

50% of dwellings on sites in Ringwood would be required to be affordable. The breakdown of this 50% would be:

	1-2 bed	3 bed	4+ bed
Affordable Rented	60-70%	25-30%	5-10%
Affordable Home Ownership	55-65%	30-35%	5-10%
Market Homes	30-40%	40-45%	20-25%

10% of market homes would be starter homes, with buyers requiring a 20% deposit for a home up to a maximum of £250,000.

It is expected that the proposed new Local Plan policies will also provide for a greater percentage of smaller (1 and 2 bedroom) open market homes on new sites. Although the 2014 Strategic Housing Market Assessment (now updated) indicated a requirement for a high percentage of dwellings to be 1 or 2 bed, this was not currently being met, as evidenced by the Linden Homes development at Crow Lane.

C

In future, developers would not be able to challenge the breakdown of tenure on viability grounds as government had made it clear that, once a Plan has been through the Inspection process, only exceptional circumstances or fundamental changes should be considered.

With regards to housing numbers on new sites (for examples sites P and Q in Ringwood), the number of dwellings would not be fixed, but at least a certain amount, as government guidance indicated that development could not be constrained. However, the design of the development would be a key consideration.

It was questioned whether ownership of new homes could be restricted to local people, or people with a local connection. Apart from rural exception sites, which had been permitted in the New Forest district for many years, the use of policies in the Local Plan to restrict ownership would be contrary to government policy. It might be possible to achieve this locally through a Neighbourhood Plan, but there would need to be compelling evidence to support such a policy.

Members of the public who had attended the Full Council meeting in March had commented on the unfairness of the District Council's eligibility policy. It was noted that anyone could register on the housing list, but the allocation of Council stock would be prioritised to people with a local connection, which could include a work related connection.

It was made clear that being on the Council's housing list is a way to home ownership, but many people do not know this, and there was a need to spread this message.

It was noted that the emerging Local Plan was being prepared in line with the current National Planning Policy Framework (NPPF), and not the revised version, which was currently out for consultation. The draft Plan would be considered by Cabinet on 6 June, and a six-week consultation period would follow as soon as practicable (likely end June). Any comments made at this stage would be forwarded direct to the Inspector.

Once adopted, under new proposals in the emerging NPPF, the Local Plan would have to be reviewed every 5 years.

With regard to the proposed new housing sites in Ringwood, it was noted that there were no significant infrastructure changes proposed in terms of the highway network. There may be some minor proposals to alleviate pinch points, but nothing more would be considered unless the town came to a complete gridlock, even if journey times increased significantly.

If the Town Council wished to consider a Neighbourhood Plan, it would need to comply with policies in the Local Plan (so, NFDC officers pointed out, now is the best time to consider starting on the process), be realistic and achievable, and be supported by evidence. A Neighbourhood Plan could allow for specific needs locally (for example low cost housing on small sites), whereas the Local Plan deals with the overall strategy in terms of dwelling numbers and types, and large site allocations.

Other towns in the district in the process of preparing Neighbourhood Plans had employed planning consultants as, although District Council officers could offer advice and NFDC supports such plans in principle, they did not have the resources to assist in writing a Plan.