

# Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT

Tel: 01425 473883

www.ringwood.gov.uk

## PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

24<sup>th</sup> May 2018

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 1<sup>st</sup> June 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.

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### **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 4<sup>th</sup> May 2018

### **4. PLANNING APPLICATIONS**

To consider applications (*Report A*)

### **5. NEW FOREST DISTRICT LOCAL PLAN REVIEW – TRANSPORT ASSESSMENT**

To consider whether or not to continue with an Independent Transport Assessment to challenge the findings of NFDC's Transport Assessment (*Report B*)

## 6. NEIGHBOURHOOD PLANNING

To receive a report from Cllr Treleaven following attendance at the HALC Neighbourhood Planning Seminar on 24<sup>th</sup> May 2018

## 7. LINDEN HOMES DEVELOPMENT

To receive a verbal report following the meeting on 30<sup>th</sup> May 2018

## 8. HIGHWAYS MAINTENANCE ISSUES

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

## 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](mailto: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

<b>Permission (1)</b>	Recommend Permission, but would accept planning officer's decision
<b>Refusal (2)</b>	Recommend Refusal, but would accept planning officer's decision
<b>Permission (3)</b>	Recommend Permission
<b>Refusal (4)</b>	Recommend Refusal
<b>Officer Decision (5)</b>	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 1st June 2018 at 10.00am

<b>Number</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>
18/00275	Mr A Lund	Hurn Farm, Forest Lane, Hightown Hill, Ringwood. BH24 3HF	Application for a Certificate of Lawful Development for continued use of land as residential garden
18/00320	Mr & Mrs Surman	Old Farm, Cowpitts Lane, Poulner, Ringwood. BH24 3JX	Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension
18/00321	Mr & Mrs Surman	Old Farm, Cowpitts Lane, Poulner, Ringwood. BH24 3JX	Two storey extension; link to outbuilding to create single storey extension; rear dormer window; roof alterations to existing garage; access alterations; demolition of existing single storey extension (Application for Listed Building Consent)
18/10445	The Furlong Shopping Centre Ltd	Land Rear of The Old Cinema, Market Place, Ringwood. BH24 1AT	Use as car wash (Sui Genris)
18/10450	Mr Crowther	3, Market Place, Ringwood. BH24 1AN	Display 1 non-illuminated fascia sign; 1 non illuminated projecting sign; 1 non illuminated ATM surround (Application for Advertisement Consent)

**A**

<b>Number</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>
18/10511	Mr Wright - Colten Developments Ltd	Colten House, Wellworthy Way, Ringwood. BH24 3FE	Variation of condition 1 of planning permission 13/11451 to allow amended plan Nos to re-position and reduce footprint of warehouse building; 2.0 metre high fencing; re-site cycle and bin store and additional and revised siting of car parking spaces
18/10520	Mr Baker	33, Northfield Road, Ringwood. BH24 1LS	2 roof lights
18/10533	Mr & Mrs Sorhue	63, Parsonage Barn Lane, Ringwood. BH24 1PT	Single-storey front and rear extensions
18/10552	Mr Gale and Mr Sheal	Land of 4, East View Road, Ringwood. BH24 1PP	House; parking
18/10570	Mr Kendall	2, Crow Lane, Crow, Ringwood. BH24 3DZ	Two-storey side extension; front porch
18/10578	Dr Goulding	50, Seymour Road, Ringwood. BH24 1SH	Roof alterations to extend first floor; two-storey rear extension; single-storey side extension
18/10599	Mr and Mrs Astley-Weston	1, Chichester Road, Poulner, Ringwood. BH24 1UE	Single-storey side and rear extension; boundary wall and gate
18/10600	Mr Kendall	91, Wessex Estate, Ringwood. BH24 1XD	Front Dormer
18/10611	Mr and Mrs Pomeroy	43, Northfield Road, Ringwood. BH24 1LT	Front wall and pillars; gates; 1.5m high side boundary fence
18/10616	Mr Clarke - Cockey Pub Co.	Ground Floor, 10, Christchurch Road, Ringwood. BH24 1DN	Use as Micro-pub (Class A4)
18/10617	Mrs Lees	The Cottage, 58, Southampton Road, Ringwood. BH24 1JD	Replacement gate

<b>Number</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>
18/10642	Mr & Mrs Man	Land of 115, Eastfield Lane, Ringwood. BH24 1UW	Chalet bungalow; parking alterations
CONS/18/0433	Greyfriars Community Centre	Greyfriars Community Centre, 44 Christchurch Road, Ringwood. BH24 1DW	Fell 1 x Blue Atlas Cedar
CONS/18/0447	Mrs Owen	Waterditch, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Fell 2 x Ash stems to height of fence Prune 1 x group of mixed species to 4m along track/boundary line

**PLANNING, TOWN & ENVIRONMENT COMMITTEE – 1 JUNE 2018  
NEW FOREST DISTRICT LOCAL PLAN REVIEW – TRANSPORT ASSESSMENT**

1. At an extraordinary meeting of the Town Council on 7<sup>th</sup> September 2016 to discuss the New Forest District Local Plan Review, Members agreed to make funds available for the Council to employ an independent transport consultant to carry out a desktop-based study to challenge the findings of the District Council's Transport Assessment.

That Assessment concluded that the existing road structure in Ringwood, with only minor mitigation proposals, is sufficient to accommodate all the traffic that would be generated by the proposed new housing sites P and Q.

Several companies were invited to quote to determine whether the assumptions made in the Transport Assessment as the base case of the present situation are valid, and whether the future projections of traffic movements and local effects on congestion and safety are realistic. More specifically, the companies were asked to:

- i) State how the existing road structure is managing traffic and provide a realistic projection of traffic that would result from the development of sites P and Q;
  - ii) Advise whether the mitigating measures proposed would be sufficient to prevent a severe impact on the road network; and
  - iii) Take account of the impact of the Highways England road widening scheme and address its impact on local roads.
2. £7,000 was included in the 2017/18 budget to fund this study, which was subsequently reduced to £4,000. It should be noted that the budget would also need to cover the cost of presenting any objection/representation to a Local Plan Inquiry.
  3. A traffic consultant was appointed in August 2017, and a quotation of £2,950 accepted. Due to the delay in the Local Plan Review, to date no work has been carried out by the consultant.
  4. On 6th June 2018, New Forest District Council will be agreeing the Local Plan Review for publication and submission to the Secretary of State for examination. Prior to formal submission, the document will be published and representations invited during a six week period. Any representations made will be forwarded to the Secretary of State and considered by the independent examiner. This six week period is expected to commence towards the end of June.
  5. It is not known at the time of writing whether the District Council has commissioned an update to its 2016 Transport Assessment, but this information should be available in time for the Committee meeting.
  6. However, at a recent meeting with District Council officers and the Portfolio Holder for Planning and Infrastructure, we were informed that no significant infrastructure changes were proposed in terms of the highway network, and that nothing other than some minor proposals to alleviate pinch points would be considered unless the town came to a complete gridlock, even if journey times increased significantly.
  7. There has also been a significant reduction in the number of houses proposed for Ringwood in the Local Plan Review.

# B

At the time the decision was taken to challenge the Transport Assessment, a total of 1150 additional houses were proposed (750 on site P (north and south of Moortown Lane) and 400 + 5 acres of employment on site Q (west of Nouale Lane).

In September 2017, these figures were revised down to 400 for site P and 250 for site Q, a total of 650.

8. Members are therefore asked to consider whether or not to continue with an independent Transport Assessment, given that the number of houses proposed has been reduced by over 40% and in light of the comments of the Portfolio Holder outlined in paragraph 6 above.

For further information, please contact:

Jo Hurd  
Deputy Town Clerk  
[jo.hurd@ringwood.gov.uk](mailto:jo.hurd@ringwood.gov.uk)  
01425 484721

## 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	<b>COMPLETED</b> 14/05/2018	
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	<b>COMPLETED</b> 14/05/2018	
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 <sup>th</sup> July	Inspection and repairs to be arranged as for previous events.
R/007	B3347 Mansfield Road/Southampton Rd Jct.	Safety barrier damaged by collision.	<b>COMPLETED</b> 23/04/2018	
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.
R/012	Southampton Road bridge over the A31	The surfacing around the expansion joints on the road bridge is breaking up and is in poor condition, with potholes	Logged on Hantsweb 10/5/18 ref. no 21364559	
R/013	Rod Lane	The road is in very poor condition following its use during the 8 week closure of Moortown Lane in March/April	Originally logged on Hantsweb 3/4/18, ref. no 21353649	
R/014	Layby off Christchurch Road, adjacent to Moortown House	The road has several potholes that require repair, and stones are spilling out on to the main carriageway	Hantsweb ref. no 21351722	

**Schedule of outstanding FLOOD ALLEVIATION issues raised with Hampshire Highways**

<b>Ref. No.</b>	<b>Location in Ringwood</b>	<b>Nature of defect/issue</b>	<b>Additional comments</b>	<b>Comments from HCC</b>
F/001	Rod Lane	Clearance of ditch	Action agreed at Flood Action Working Party on 28/09/2017	
F/002	Bottom of Crow Hill	Ditch to the east of Crow Crossroads on the south side of the road to be cleared and piped	“	
F/003	Moortown Lane	Flood Relief Drain to be brought back in to use	“	
F/004	Crow Stream	Roadside verges – sections where there is no verge are dangerous in areas where the road is narrow and when the stream is in flood.	“	





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	Separate item on agenda to decide whether or not to proceed with this assessment	£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	Planning application submitted 22/05/2018	£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									