

Ringwood Town Council

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

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www.ringwood.gov.uk

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

27th December 2018

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 4th January 2019** at 10.00am and your attendance is requested.

Mr C Wilkins
Town Clerk

AGENDA

- 1. PUBLIC PARTICIPATION**
There will be an opportunity for public participation for a period of up to 15 minutes at the start of the meeting
- 2. APOLOGIES FOR ABSENCE**
- 3. DECLARATIONS OF INTEREST**
- 4. MINUTES OF THE PREVIOUS MEETING**
To approve as a correct record the minutes of the meeting held on 7th December '18
- 5. PLANNING APPLICATIONS**
To consider applications (*Report A*)
- 6. FLOOD ACTION WORKING PARTY**
To receive the notes of the Flood Action Working Party on 11th December 2018 and approve the proposals therein (*Report B*)
- 7. HAMPSHIRE COUNTY COUNCIL RIGHTS OF WAY CUTTING LIST – 2019**
To consider the report in respect of the cutting list for 2019 (*Report C*)
- 8. COMMITTEE MEETING DATE - MAY 2019**
To consider the date of the Committee meeting in May 2019 (*Report D*)
- 9. STREET SIGNING – CHRISTCHURCH ROAD**
To consider the proposal by NFDC and decide whether to submit comments prior to the new sign being installed (*Report E*)
- 10. PROJECT OVERSIGHT AND BUDGET 2019/20**
To review the progress of current projects and give further consideration to the inclusion and prioritisation of new projects in the Committee's budget for 2019/20 (*Report F*)

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 Gloria O'Reilly
 Cllr Tony Ring
 Cllr Angela Wiseman

Ex Officio Members

Cllr Tony Ring

Cllr Philip Day

Student Advisors

Sophie Emery

Accalia Smith

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 January 2019 at 10.00am

Number	Applicant	Site Address	Proposal
18/11423	Mr Davies	83, Northfield Road, Ringwood. BH24 1SR	1m boundary fence; 1.8m gates
18/11550	Mr Tubbs	147, Crow Lane, Crow, Ringwood. BH24 3EA	Use of building as holiday let with equestrian facilities
18/11571	Mr Daly	Gingerbread Cottage, Southampton Road, Ringwood. BH24 1JQ	Remove stud wall partitions in bedroom and dining room (Application for Listed Building Consent)
18/11580	Mr & Mrs Newson-Smith	2 Seymour Road, Ringwood. BH24 1SG	Roof alterations and rear dormer in association with new second floor
18/11585	Mr Yonwin	Crown Tap, 4, Southampton Road, Ringwood. BH24 1HY	Reduce size of rear extension; glazed smoking shelter; fenestration alterations
18/11591	Mr & Mrs Mackrell	16, College Road, Ringwood. BH24 1NX	Single-storey rear extension
18/11598	Ms Monk	Brook Close, Salisbury Road, Blashford, Ringwood. BH24 3PB	Use as garden land (Lawful Use Certificate for retaining an existing use or operation)
18/11648	- - Linden Wates (Ringwood) LLP	Land at Crow Arch Lane and Crow Lane, Ringwood. BH24 3DZ	Development of 24 dwelling; 3 pairs of semi-detached houses; 4 terraces of 3 houses; 1 block of 6 flats, bin & cycle store; detached garage to plots 176, 189 & 190; public open space, landscaping, internal access arrangement and ancillary infrastructure

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Number	Applicant	Site Address	Proposal
18/11649	Mr East	Land of Willow Cottage, Hightown Road, Ringwood. BH24 3DY	1 pair semi-detached houses; 1 detached bungalow; parking & landscaping; demolition of existing
18/11675	Mr Dawkins	Land of 14, Fieldway, Ringwood. BH24 1QL	Bungalow; access & parking
CONS/18/1266	Mr Carrigan	Medlar Cottage, 3 Manor Gardens, Ringwood. BH24 1LY	Fell 1 x Bay tree

Notes of Flood Action Working Party held at 10am on Tuesday 11 December 2018 at Ringwood Gateway

Present: Cllr Chris Treleaven
Cllr Angela Wiseman
Cllr Gloria O'Reilly (*from 10.50am*)
County Cllr Michael Thierry
Peter Street
Liam Houghton, Hampshire Highways
Vicki Westall, Flood and Water Management, HCC
Jo Hurd – Deputy Town Clerk

1. Apologies

There were none.

2. Declarations of Interest

There were none.

3. Notes of Last Meeting

The notes of the last meeting held on 28 September 2017 were agreed as a true record.

4. Crow Lane Ditch**i) Culvert at northern entrance to Linden Homes site off Crow Lane**

There were concerns that the replacement of the one 900mm pipe with 2 x 525mm pipes had led to a reduction in capacity of over 30% and, due to the lack of fall to aid the flow rate, it was expected that this would lead to increased flooding in the area of the Elm Tree. In addition, the new pipes had been sunk 9 inches below the bottom of the stream bed, which would cause the culvert to silt up on a regular basis. PS said that the original planning consent stated there should be no interference with the flow and profile of the ditch, and in his view, this requirement had not been met and the two smaller pipes should be removed to restore capacity. VW explained that the plans had been through the Ordinary Watercourse Consent process and had been signed off by HCC, and NFDC had confirmed it was satisfied that the appropriate planning conditions had been met. Therefore, the pipes would remain in place.

At the meeting on 18 October 2018 with NFDC and Linden Homes, it was concluded that Hampshire Highways would take on responsibility for maintaining the culvert when the bell mouth and access road was adopted by HCC. This was on the basis that access could be gained to both ends of the 525mm pipes to facilitate maintenance. However, it was now apparent that there was no access to the chamber between the 900mm pipe and the 525mm pipes and this created a huge potential for blockages. Hampshire Highways would not be able to maintain the culvert in its current state.

ACTION: VW agreed to contact Linden Homes to request that access is opened up to the currently inaccessible end of the 525mm pipes.

ii) Outfall from SANGS on Linden Homes site to Crow Lane Ditch

NFDC had received proposals from Linden Homes for the installation of a flap valve and grating on the SANGS culvert pipes. It was agreed that a non-return flap valve was required on the western end of the pipe leading into the Crow Ditch. This would allow the water in the

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pond to infiltrate rather than flow into the ditch, thereby prolonging flooding events. It was not clear why grating was required and this was not supported.

It was evident from photographs taken by PS on 7 December that the Crow Ditch is full even before a flooding event. Without the installation of the non-return flap valve, when the flood recedes the water coming off the Linden Homes site would take priority over water coming down the ditch from the north, meaning that flooding in the area of the Elm Tree would take longer to recede.

The same photographic evidence showed the extent of flooding across the upper SANGS area, and both ponds full of water. This supported the installation of a flap valve in the location recommended by Linden Homes

There was concern that the natural infiltration of the ground had been compromised during the construction process (with soil having been removed, material dumped and cleared with heavy vehicles running over the clay pan). VW said that if the state of the field had changed and it was unable to infiltrate at the rate agreed through the planning process, this could potentially be a breach of the original planning permission.

ACTION: JH to respond to NFDC requesting that an additional non-return flap valve be included in the Linden Homes proposal, and that the grating be removed. Also to raise concern about the infiltration rate of the upper SANGS area having been compromised.

5. Crow Stream

i) Installation of non-return flap valve in the area of Crow wetland to prevent backflow from Crow Stream

Hampshire Highways had previously recommended and agreed to the installation of a “tidal flap to prevent back surge from the faster flowing adjacent river”, as part of the scheme to bring the Moortown Lane Flood Relief Drain back into use. However, despite there being funding available (from developers’ contributions), no progress had been made. Andy Harding (Hampshire Highways) had expressed his concern about the ongoing future maintenance liability, the need to gain permission from the Environment Agency, and the ability to identify a design resource. He had confirmed that the Moortown Lane system was ready to be brought back in to use, but the consensus was that this could not be done before the flap valve had been installed.

MT said there was a need to resolve all the issues and to progress this scheme without delay, and asked that Andy Harding contact him to discuss how this could be achieved.

Cllr O'Reilly joined the meeting at 10.50am.

In terms of the ongoing maintenance, PS had previously offered his and other volunteers assistance with this. In addition, JH said that the Town Council could check that the flap valve was clear of debris in advance of any expected heavy rainfall, under the Parish Lengthsman Scheme.

ACTION: VW agreed to contact Andy Harding to ascertain the current situation with regards to this scheme, in order to move it forward and bring it to a conclusion.

ii) Clearance of Rod Lane Flood Relief Drain

It was noted that about a third of the ditch had been cleared recently (as a result of a job raised 18 months ago) and that the remaining two thirds still required attention. As a result, Rod Lane had flooded at the point where the maintenance had stopped. The ditch had been dug too deep, when all that was required was flailing and the removal of all cuttings and debris. LH confirmed that he had raised a remedial job for the remainder of the ditch to be flailed, although he could not confirm a timescale for this.

ACTION: LH to ensure this work is carried out as soon as possible.

iii) Collapsing gabion at Molly Barnes Corner

LH confirmed that an order had been issued for the damaged section of the gabion to be repaired. There was no timescale for this as it was a specialised job.

ACTION: LH to ensure this work is carried out as soon as possible.

6. Crow Hill Drainage

The collapsed ditch at the bottom of Crow Hill had been referred to HCC's Flood and Water Management Team, who had agreed to contact the landowner to request that it be cleared.

VW reported that Wrightway Farming were the riparian owners and had agreed to clear the ditch by 20 December 2018.

LH handed over 3 roadside markers to PS, who agreed to install these on completion of the clearance works.

ACTION: PS to install roadside markers after the ditch has been cleared to prevent future overrunning of the verge.

7. Moortown Lane Flood Relief Drain

(Also see 5(i) above).

PS asked whether the whole of the system had been surveyed, and in particular the section from Long Lane to Hampshire Hatches. He was concerned that a previously identified blockage may not have been cleared.

ACTION: LH to check the extent of the survey.

The meeting concluded at 11.30am.

PLANNING, TOWN & ENVIRONMENT COMMITTEE – 4 JANUARY 2019
HAMPSHIRE COUNTY COUNCIL RIGHTS OF WAY CUTTING LIST

1. Hampshire County Council is in the process of reviewing its Rights of Way Vegetation Priority Cutting List. The Town Council has been given the opportunity to review the list for Ringwood and suggest any alterations for the 2019 programme.
2. This time last year, the Town Council requested that the following 9 paths be included in the 2018 programme. All these paths have been included, and were scheduled for cutting in June.

15 – Narrow Lane
 37 – Hightown Hill to Crow Hill
 40 – Forestlake Avenue east
 41a – Forestlake Avenue to Crow (south of Hightown Lake)
 42 – Hightown Lane to Crow Hill
 53 – Christchurch Road to end of Hampshire Hatches Lane
 54 – End of Hampshire Hatches Lane to south of sewage works
 82 – Green Lane east (south of Upper Kingston Farm)
 83 – Green Lane to Crow (south of Hightown Lake)

3. An additional 4 paths are also included, all of which are on the route of the Avon Valley Path. These were scheduled for cutting in May.

55 – Bickerley Road to Hampshire Hatches
 69 – Hampshire Hatches to B3347 at Kingston
 71 – Hurst Road to Headlands Business Park
 73 – Woottons Ford Lane to B3347 (St Paul's Church, Bisterne)

Full details can be viewed here:

<http://documents.hants.gov.uk/countryside/CountrysideAccessTeam-PriorityCuttingList.pdf>

4. This year, as was the case last year, we are being asked to reduce the number of paths to 5; to list the paths in priority order; and to add comments to explain why one path should be cut over another, for example if it is used as a route to school.
5. As is normal practice, the Ringwood and Fordingbridge Footpath Society has been consulted on the proposals. The Society is concerned about the proposal to reduce the number of paths to be cut to 5, particularly for a parish the size of Ringwood, which has 86 Rights of Way in total. The Society's recommendation with regard to prioritising the paths is as follows:

- ∩ The four paths listed in paragraph 3 above are part of the Avon Valley Path (AVP), and should be kept clear by Hampshire County Council in any event.
- ∩ 53 and 54 provide an essential alternative route to the AVP when 55 is impassable, as it often is.
- ∩ The other paths should be prioritised in this order:
 - ❖ 37 – a well used path, particularly as 38 cannot be used at present.
 - ❖ 40 – a well used path.

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- ❖ 82 and 83 – well used paths, and likely to be more so with the new houses at Crow Lane/Crow Arch Lane.
 - ❖ 41a – a well used path.
 - ❖ 15 – a well used bridleway.
- ¿ The Society advises that Footpath 42 will not be cut by HCC in its present state. It is hoped that the Town Council can work with the Footpath Society in 2019 to clear the southern end of this footpath (where it connects with Crow Hill) by removing some small trees and shrubs currently encroaching on the path.
6. Members are asked to consider approving the Footpath Society's recommendations as outlined in paragraph 5, proposing that all paths should remain on the cutting list, particularly as they are relatively short sections and only a very small proportion of the total number of paths in Ringwood.

For further information, please contact:

Jo Hurd
Deputy Town Clerk
jo.hurd@ringwood.gov.uk
01425 484721

**PLANNING, TOWN & ENVIRONMENT COMMITTEE – 4 JANUARY 2019
COMMITTEE MEETING DATE IN MAY 2019**

1. In line with the existing schedule of meetings, the date for the meeting of this Committee in May 2019 falls on Friday 3rd May, which is the day after the Quadrennial Elections on 2nd May.
3. Apart from the Mayor and Deputy Mayor, councillors retire together on the fourth day after the elections, and on the same day the newly elected councillors come into office. Effectively, this means that all current members of the Committee will still hold the office of councillor on 3rd May when the meeting is scheduled to take place, even if they have not stood for election or been elected.
4. It would therefore be possible to go ahead with the meeting on 3rd May as planned. That being said, councillors may not feel comfortable attending a meeting the day after the elections, particularly if they have not stood for re-election.
5. As the Council is required to submit observations on planning applications within a specific timescale, it will not be possible to simply cancel the meeting scheduled for 3rd May, as that will leave 9 weeks between meetings scheduled for 5th April and 7th June. There is usually a maximum of 5 weeks between meetings, and even then sometimes observations have to be agreed by the Chairman and Vice-Chairman of the Committee (under delegated powers) and submitted prior to the next meeting of the Committee.
6. It is therefore recommended that the meeting scheduled for 3rd May be brought forward to Friday 26th April. It is noted that this is only 3 weeks after the meeting scheduled for 5th April, and that there will then be a 6 week period prior to the next meeting on 7th June. However, it is suggested that, even so, Members may feel more comfortable meeting before the election rather than after it or delaying matters to an early meeting of the new Committee (which will be appointed on 15th May at the Annual Meeting).
7. **RECOMMENDED:** That the meeting of the Planning, Town & Environment Committee scheduled for Friday 3rd May 2019 be brought forward to Friday 26th April 2019.

For further information, please contact:

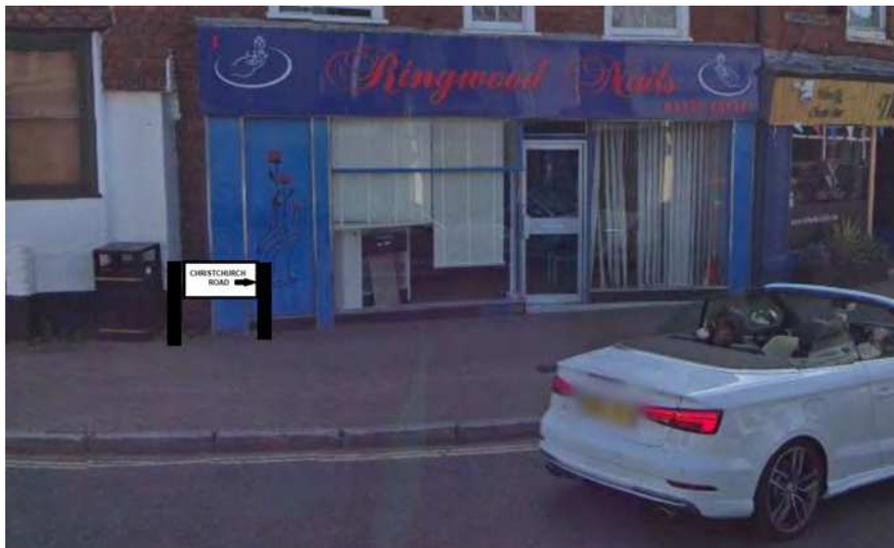
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01425 484721

PLANNING, TOWN & ENVIRONMENT COMMITTEE – 4 JANUARY 2019 STREET SIGNING – CHRISTCHURCH ROAD

1. Following an approach from The Cellar (5/7 Christchurch Road), the Town Clerk asked New Forest District Council if it would be possible to refurbish the Christchurch Road street sign, which is positioned on the wall above The Cellar. The existing sign, shown below, is in poor condition, discoloured and difficult to read.



2. The response from NFDC is that they do not engage in high level signage, and therefore propose to leave the existing sign where it is and install a more visible sign at street level in the approximate position shown below; their primary concern being that every road has clear and visible signage to assist emergency vehicles, delivery vehicles and other road users in finding their destination. The proposed sign would also be safer to maintain.



3. The proposed sign would include the NFDC logo on the left, Christchurch Road and a directional arrow pointing to the right, as shown below.



4. There has been no consultation with the Conservation Officer.
5. Members are asked to consider the proposal by NFDC and decide whether or not to submit comments prior to the new sign being installed.

For further information, please contact:

Jo Hurd, Deputy Town Clerk
jo.hurd@ringwood.gov.uk
 01425 484721

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2018-19 budget)								
A1	Traffic Assessment	Agreed not to proceed at Full Council 27/06/2018 (C/6167 refers)	£4,000 Provision	£0	£0	N/A	N/A	Budget revised from £7,000
A2	Cycle Stands	Site identified near Old Bank House – JH to investigate progressing as a stand-alone project	£500 Provision	£0	£500	Minimal	Probable	Included in plans for Market Place improvements
A3	Crow Stream	Stream banks to be sprayed in Spring to control growth of hemlock water dropwort.	£1,020 Transfer from Dev Conts	£459	£1,020	Moderate	Probable	Annual flail and clearance by volunteers carried out in August/September.
A4	Human Sundial	HCC have offered an engineer to project manage the scheme early in the new year. Meeting of Town Centre WP to be arranged in New Year.	£8,000 CIL	£500	£8,000	Moderate	Possible	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	Decision on how to proceed deferred to May 2019 (FC 28/11/2018).	£3,000 Annual Budget	£0	£0	Minimal	No	Agreed by Full Council on 26/9/18 to proceed towards adopting a NP.
A6	Sign Painting at Friday's Cross	Project complete.	£1300 + contributions	£803	£803	Moderate	Complete	Total project cost £1553. Contributions of £750 received.
A7	Street-lighting in Kings Arms Lane	Awaiting details of options and outline costs from HCC/ SSE	£800 CIL	£0	£800	Minimal	Unlikely	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)								
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Projects with no budgetary implications

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	HCC aiming to complete detailed design for crossings to the north and south of the Lidl roundabout by the end of the year, with works expected to be completed by April 2019.				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	Awaiting decision on bid for designated funds for town centre improvements. Next meeting with HE due early 2019.				Moderate	Unlikely	Start date expected to be end March 2021
C3	Moortown drainage improvements	HCC looking in to carrying out further detailed investigations to prevent backflow from Crow Stream and open up the Moortown Lane system.				Moderate	Possible	
C4	Pedestrian Crossing Castleman Way	Developers' contributions allocated but site does not meet HCC criteria for toucan crossing. Agreed to revisit following promotion of cycle path through Forest Gate Business Park.				Minimal	Unlikely	
C5	Improved signage for cycle path through Forest Gate Business Park	HCC agreed to include in the scheme for C1 above. JH has investigated RTC undertaking this work as a standalone project, but for various reasons this is not possible.				Minimal	Probable	



Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements			Budget Bid Priority (specify number)
			Finance	Time and attention		
			Estimated costs (recurrent and non-recurrent), possible sources, other implications, etc.	Members	Staff	
Projects with budgetary implications (for inclusion as bids in 2019-20 budget)						
A1	Neighbourhood Plan	Motion to be considered by new Council in May 2019. If agreed by a majority, terms of reference will be prepared for consultants to be instructed to provide further advice	£3,000 to be funded from Provisions (carried forward from 2018/19 budget) £9,000 to be funded from grants	Significant	Significant	Consultants 1
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)	Unresearched at this time			
B2	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party/ Ringwood Society)	Unresearched at this time			
Projects with no budgetary implications						
C						