

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 August 2026

A meeting of the above Committee will be held on **Friday 4th September 2026** at 10.00am in the Forest Suite, Ringwood Gateway and your attendance is requested.



Mrs C Bennett
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 August 2026

5. PLANNING APPLICATIONS

To consider applications and note decisions made under delegated powers (*Report A*)

6. STRATEGIC SITES

To receive updates in relation to strategic sites:-

- i) Land off Crow Lane / Crow Arch Lane (Beaumont Park)
- ii) Land north of Hightown Road (21/11042)
- iii) Land off Moortown Lane (21/11723 and 23/10707)
- iv) 2 Market Place (24/11105)
- v) Snails Lane (25/10114)

7. COMMUNITY NOTICEBOARDS

To consider supporting a proposal from residents regarding the provision of community noticeboards – to receive a verbal report from Cllr M DeBoos

8. LOCAL PLAN REVIEWS

To note the Deputy Town Clerk's update (*Report B*) on NFDC and NFNPA Local Plan reviews and to consider the recommendations therein

9. PROJECTS (current and proposed)

To consider the officers' report (*Report C*), receive any verbal updates and agree next steps where necessary

10. NFDC/NFNPA PLANNING COMMITTEE

To review, if any, applications that are due before NFDC/NFNPA Planning Committee

11. COMMUNICATIONS

Members to decide on items requiring publicity and to confirm a spokesperson if required

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 Luke Dadford (Chairman)
Cllr Mary Deboos (ex-officio) (Vice Chair)
Cllr Janet Georgiou
Cllr John Haywood
Cllr Peter Kelleher
Cllr James Swyer (ex-officio)
Cllr Glenys Turner

Officers

Jo Hurd, Deputy Town Clerk
Nicola Vodden, Office Manager

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

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Number	Name	Address	Proposal	Dead line	<u>Recommendation</u> Permission (1) Recommend Permission, but would accept planning officer's decision Refusal (2) Recommend Refusal, but would accept planning officer's decision (plus reasons) Permission (3) Recommend Permission Refusal (4) Recommend Refusal (plus reasons) Officer Decision (5) Will accept planning officer's decision
26/10533	Mr Mannan	India Cottage, 35 Christchurch Road, Ringwood. BH24 1DG	Sever existing site and creation of x1no. dwelling at rear with parking (Amended Plans) view online here	7.9	
26/10641	Mrs Bryant	9 Moorland Gate, Ringwood. BH24 3BD	Rear balcony to replace existing juliet balcony view online here	28.8	
26/10699	Mr Hill - Halo Developments (Ringwood Two) Limited	Ringwood Shopping Centre, 2 Market Place, Ringwood. BH24 1AW	Variation of condition 2 of application 24/11105 to allow fenestration changes to the east elevation and new door to the west elevation; internal layout alterations to ground, first and second floors.(AMENDED PLANS) view online here	10.9	
26/10760	Mr Allan	9 Watership Drive, Hightown, Ringwood. BH24 1QY	Removal of existing front enclosed porch and erection of single-storey rear and front extension with open porch view online here	11.9	
26/10763	Mr. Stamma	35 Seymour Road, Ringwood. BH24 1SQ	Rear extension; new roof and dormers and to facilitate creation of first floor; front canopy over bay windows; rooflights and fenestration changes view online here	11.9	
26/10767	Mr Lockwood	Little Thatches, 1 The Bridges, Ringwood. BH24 1EA	First-floor rear extension view online here	11.9	
26/10781	Mr Paglia	22A Christchurch Road, Ringwood. BH24 1DN	Erect 1.8m high boundary fence; replacement chimney cowl. view online here	18.9	

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26/10782	Mr Paglia	22A Christchurch Road, Ringwood. BH24 1DN	Erect 1.8m high boundary fence; replacement fireplace; install flue and log burner; chimney cowl; replace pipework to bathroom; replaster wall (Application for Listed Building Consent) view online here	18.9	
26/10784	Mr Hollington - TZ Properties Ltd	National Westminster Bank, 11 High Street, Ringwood. BH24 1AB	Replacement shopfront; cladding to ground and first floor front elevation; fenestration changes to first floor; 2 no. doors on side elevation to serve new bike store with associated timber decking and steps. view online here	18.9	
26/10813	Mr Rowland	5, Duck Island Lane, Ringwood. BH24 3AA	Detached single garage view online here	18.9	
26/10821	Messrs Pierson - Moortown Farms Ltd	Moortown Farm, Hampshire Hatches Lane, Moortown, Ringwood. BH24 3AT	Siting of a mobile home for use as a rural workers dwelling for a temporary period of up to 3 years (Retrospective). view online here	18.9	
CONS/26/ 0445	Mr & Mrs Arnold	Brookside, 26 Quomp, Ringwood. BH24 1NT	Plum x 1 Coppice Common Ash x 1 Reduce view online here	15.9	
CONS/26/ 0461	Mr Vincent	Cornerways House, 2 School Lane, Ringwood. BH24 1LG	Pine x 1 Fell view online here	21.9	
cons/26/0 0928cons	Mrs Owens	Waterditch, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Prune group of 2 x English Oak trees (G1 on the plan) Fell group of 2 x Silver Birch trees (G2 on the plan) English Oak - Stabilise large dead branch over garden (T1 on the plan - included for information only) view online here	22.9	
TPO/26/0 462	Miss Bell	8 Eastfield Court, Ringwood. BH24 1US	Ash x 1 Reduce view online here	21.9	

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					<u>Applications considered under delegated powers:-</u>
26/10360		Ss13 Land Off Moortown Lane, Ringwood.	RE-CONSULTATION - Variation of condition 5 of application 21/11723 to amend the house designs in Phase 1A	19.8	R(4) Recommend refusal. It was noted that the size of the study room of the Knebworth design had been reduced. There remained concerns in respect of the garage doors in that they are an entirely different design to the Crest Nicholson homes and this would result in a lack of cohesion across the whole site and street scene; In addition, the application is non-compliant with RNP Policy R10. The concerns of the Highways and Conservation Officers were also noted.
26/10073		Land Rear Of, Willow Cottage, Hightown Road, Hightown, Ringwood BH24 3DY	RE-CONSULTATION - Erection of Two 3-Bedroom Dwellings access and parking; completion of approved pair of semi-detached dwellings, including approved access.	11.8	We are delighted to see the application is now compliant with RNP Policy R10 - zero carbon buildings and would ask that this is ensured by matter of condition. We are also pleased to see the additional on-site parking provided. However, the Committee still feels that the description as 3-bed properties is contrived. The agent has indicated that the study on the downstairs floor plan is big enough to be a bedroom. As a property with the potential to be occupied as a 4-bedroom dwelling the phosphorus calculations are incorrect, and we ask that the officer addresses this issue. We note that there is still little amenity space for unit 2 and that there is no flood risk assessment. The latter is important given the propensity for flooding on that road and the potential for construction traffic to exacerbate damage to the road and drains in the area and ask that the officer requests such an assessment.



COMMITTEE REPORT

Report title	Local Plan Reviews
Committee	Planning, Town and Environment
Date	4 September 2026
Report author	Deputy Town Clerk

Decision Summary

Purpose	To provide an update on the NFDC and NFNPA Local Plan reviews, seek agreement that no further representation be made to the current NFNPA consultation, and note the implications for the future review of the Ringwood Neighbourhood Plan.
Decision type	To note and To approve
Financial impact	None identified at this stage
Budget provision	Not applicable/other
Confidential / exempt	No

1. Introduction and reason for report

Members will be aware that both New Forest District Council (NFDC) and the New Forest National Park Authority (NFNPA) have been undertaking reviews of their respective Local Plans. Until recently, it was anticipated that both plans would be submitted for independent examination by the end of 2026 under the current plan-making system and National Planning Policy Framework.

In anticipation of this, the Council's Strategy includes a review of the Ringwood Neighbourhood Plan during 2027/28, with the expectation that this would take place following the adoption of the revised Local Plans and allow the Neighbourhood Plan to be assessed against the most up-to-date strategic planning policies.

The Ringwood Neighbourhood Plan was formally "made" in July 2024 and forms part of the statutory Development Plan for the parish. The Neighbourhood Plan states that the Town Council will consider a first review once the relevant Local Plan reviews have been adopted and, otherwise, will seek to review the Plan on a five-year cycle to ensure that it remains valid and up to date.

2. New Forest National Park Authority Local Plan Review

The NFNPA is continuing with its Local Plan Review. The Authority is currently consulting on its Regulation 19 Submission Draft Local Plan, with comments invited by 30 September, and intends to submit the Plan for independent examination in December 2026.

The current consultation is the final formal consultation stage before submission. Comments received at this stage will be forwarded to the Planning Inspector who will examine the Plan. Full details of the consultation are available to view on a dedicated online portal: [Have Your Say Today - New Forest National Park Authority Local Plan - Commonplace](#).

The Town Council previously submitted comments during the Regulation 18 (Part 1) consultation in March 2025, principally relating to climate change matters (P/6415 refers). During the subsequent consultation on draft policies in December 2025, Members reviewed the proposed policies, and agreed that no further representation was necessary (P/6519).

Having reviewed the current Submission Draft, officers have not identified any significant changes affecting Ringwood that would warrant additional comment beyond the representations already made.

Accordingly, it is considered appropriate for the Town Council not to submit further representations in response to the current consultation.

3. New Forest District Council Local Plan Review

Members will be aware that NFDC Cabinet recently approved a revised approach to its Local Plan review. Following changes to the national planning system and plan-making framework, together with the implications of local government reorganisation and devolution proposals, it is proposed not to progress the review under the previous timetable. Instead, it proposes to prepare a Local Plan under the Government's revised planning framework.

NFDC has emphasised that the evidence base, site assessments and consultation responses already collected will not be lost and will instead inform the preparation of a future Local Plan.

The revised approach remains subject to approval by Full Council on 14 September 2026.

4. Implications for Ringwood

A consequence of these differing approaches is that the NFDC and NFNPA Local Plans are now likely to progress on substantially different timescales and may be out of alignment for a number of years.

Given that Ringwood falls within both planning authority areas, albeit predominantly within the NFDC area, this creates some uncertainty regarding the timing and scope of any future review of the Ringwood Neighbourhood Plan.

The Council Strategy includes a review of the Neighbourhood Plan during 2027/28. That commitment was made in the expectation that both Local Plan reviews would have progressed further by that stage. In light of the changed circumstances, further consideration will be required regarding:

- the appropriate timing of a Neighbourhood Plan review;
- the scope of any review;
- whether a full or partial review would be most appropriate; and
- how best to reflect the differing stages of the NFDC and NFNPA Local Plan processes.

These matters will be the subject of a future report to the Committee.

5. Issues for Decision and Recommendations

It is recommended that Members:

1. Note the progress of the New Forest National Park Authority Local Plan Review and the current Regulation 19 consultation process.
2. Agree that the Town Council submits no further representation in response to the current NFNPA Regulation 19 consultation.
3. Note the revised approach adopted by New Forest District Council in relation to its Local Plan Review.
4. Note the potential implications for the timing and scope of any future review of the Ringwood Neighbourhood Plan.
5. Agree that a further report on the future review of the Ringwood Neighbourhood Plan be brought to a subsequent meeting of the Committee.

Planning, Town and Environment Project Oversight Report

1. Introduction and reason for report

This report provides the Committee with an overview of live projects within its remit, enabling members to monitor progress, risks, and financial implications, and to identify where further information or a separate report is required for decision-making.

2. Background

The project planner is updated weekly by officers and forms part of the Council's wider arrangements for project oversight and governance. Projects are reported by exception, with operational delivery managed by officers under existing delegations.

3. Scope of report

This report includes projects within the remit of this Committee only. Projects governed through other Committees are reported separately and are not included here.

Project title	Purpose/intended outcome	Status	Progress update	Key risks/ issues	Next milestone/ decision point	Committee interaction required	Senior Officer (Oversight)	Delivery Lead	Financial position
Crow Stream Maintenance	Annual maintenance of Crow Ditch and Stream in order to keep it flowing and alleviate flooding.	Annual recurrent	Annual spraying of stream banks completed March 2026 has been very effective. Annual flail scheduled for completion by mid September, followed by stream clearance by volunteers on 01/10/2026. HCC F&WM team investigating issue around The Gate House at the bottom of Crow Hill. Meeting requested with Sarah Reghif, HCC F&WM team. Shared document for flood incident logging created.	Delivery: Volunteer work currently dependent on coordination by and knowledge of Dr Peter Street (also a Council Flood Warden). Annual clearance is dependent on sufficient volunteers coming forward.	Awaiting response from HCC F&WM team after intervention by County Cllr Eyre. Call out for volunteers to assist with annual clearance.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve.
Thriving Market Place	Concept for town centre shared space identified through work on the Neighbourhood Plan. Aim is to create a more vibrant and flexible public space and improve connectivity, whilst achieving wider economic benefits.	In progress	Project being led by NFDC with funding allocated from Strategic CIL programme. NFDC officers are progressing work to identify a suitable delivery approach, with the intention of returning the project to Cabinet once that work has been completed. Animal sculpture ordered, to be funded by NFDC from project costs.	Financial: Funding for delivery yet to be confirmed. Dependency: Progress at this stage is dependent on NFDC.	Awaiting contact from NFDC officers.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	HCC funded survey work. £10,000 grant from UKSPF (via NFDC). NFDC Cabinet agreed on 02/10/2024 to allocate a share of £4.5 million CIL funds to the scheme. Additional CIL funding to be considered by NFDC Cabinet.

Bus Shelters	Review of Council owned bus shelters to identify works required to repair and/or replace.	In progress	Action Plan prepared and in use. Funds secured from HCC Parish Council Bus Shelter Grant for new roof on shelter in North Poulner Road and seat behind shelter in Eastfield lane. Funds secured from NFDC CIL to provide a new larger bus shelter in Gorley Road. Taxi Shelter refurbishment approved.	Delivery: Asbestos identified in roof lining of both shelters in Salisbury Road and the one in Mansfield Road - professional removal would be required if any works are proposed.	Gorley Road shelter has been installed. Taxi Shelter refurbished. North Poulner Road shelter roof replaced, seat still to be replaced. Bench installed behind shelter in Eastfield Lane.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	£1081 allocated from RTC CIL funds and spent on general repairs. Grant of £8505 secured from NFDC CIL for Gorley Road shelter. Grant of £6319.50 secured from HCC for North Poulner Road and Eastfield Lane shelters. Taxi Shelter £1383 to be funded from RTC CIL.
Speed Indicator Devices	A joint project with Ellingham, Harbridge & Ibsley Parish Council to deploy Speed Indicator Devices at agreed locations around the parishes.	In progress	NFDC CIL funding awarded for purchase of 2 x SIDs. Protocol and locations to be determined. NFDC Community Safety developing a local delivery model awaiting outcome of this work before proceeding.	Delivery: Dependent on agreement of deployment protocol and locations by both councils, and consent from HCC/Enerveo for locations and use of lampposts.	Awaiting outcome of NFDC delivery model work before proceeding.	When more detail is available from NFDC, to consider implementation plan and proposed locations.	Deputy Town Clerk	Deputy Town Clerk / Cllr Haywood	Grant of £6689 secured from NFDC CIL.
Projects delivered by external partners and monitored by officers									
Crow Lane Footpath	New footpath to link Beaumont Park with Hightown Road, alongside west of Crow Lane	In progress	Developers' contributions transferred from NFDC to HCC to implement. HCC preparing project appraisal report for approval, after which the scheme will be tendered for likely start in August or September 2026.			Note - project update only.		HCC	Developers contributions held by HCC.
Greening Ringwood	Phase 3 - Adaptation	In progress	Cllrs Kelleher and Haywood appointed to represent the Council for Phase 3; training sessions arranged for June, September and November.			Note - project update only.		Greening Ringwood	
Review of Speed Limits and Road Safety Measures in Kingston	Request from resident to support addressing speed issues and road safety on B3347 at Kingston.	In progress	Advised resident further evidence is required prior to submitting proposal to HCC. Cllr Frederick liaising with Police and residents regarding setting up Speedwatch group for Christchurch Road.						

4. Recommendation

Members are asked to note the contents of this report.

For further information, please contact:

Charmaine Bennett, Town Clerk 01425 473883

charmaine.bennett@ringwood.gov.uk