Ringwood Town Council

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

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member 29th May 2025

A meeting of the above Committee will be held on **Friday 6th June 2025** at 10.00am in the Forest Suite, Ringwood Gateway 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 MEETINGS

To approve as a correct record the minutes of the meetings held on 2nd May and 28th May 2025

5. PLANNING APPLICATIONS

To consider applications and to note application determined under delegated powers (*Report A*)

6. RINGWOOD NEIGHBOURHOOD PLAN (RNP)

To note the Guidance Note relating to financial implications of RNP Policy R10 (*Report B*)

7. 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 and Meeting House Lane (24/11105)
- v) Snails Lane (25/10114)

8. PROJECTS (current and proposed)

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

9. NFDC/NFNPA PLANNING COMMITTEE

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

10. COMMUNICATIONS

Members to decide on items requiring a press release 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.

<u>Committee Members</u> Cllr Philip Day (ex-officio) (Chairman)

Cllr Gareth DeBoos (Vice Chairman)

Cllr Luke Dadford

Cllr Mary DeBoos

Cllr Rae Frederick (ex-officio)

Cllr Janet Georgiou

Cllr Peter Kelleher

Cllr James Swyer

Cllr Glenys Turner

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

Number	Name	Address	Proposal	Dead line	Recommendation 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
24/01362F ULL	Mr Wheeler	Christmas Tree Farm, Hangersley Hill, Hangersley, Ringwood. BH24 3JR	Replacement dwelling; outdoor pool; garage; outbuilding; demolition of existing dwelling (AMENDED PLANS & DOCUMENTS) view online here	23.5 extn to 6.6	
24/11097	Mrs Harrington - Estate of Mr Douglas Robert Calcutt Pounds	Land Adjacent To 4 Cloughs Road, Ringwood.	x1no. Dwelling (Amended plans) view online here	10.6	
25/00415F ULL		Foresters, Hightown Hill, Ringwood. BH24 3HQ	Outbuilding view online here	16.5 extn to 6.6	
25/00542F ULL	Mr & Mrs Hampton	Hightown Park, Poulner Hill, Poulner, Ringwood. BH24 3HR	Two-storey outbuilding	25.6	
25/10404	Mr Pothas	17 Broadshard Lane, Ringwood. BH24 1RP	Proposed outbuilding for use as summer house/garden room view online here	6.6	
25/10428	Mr Brockway	40a Manor Road, Ringwood. BH24 1RD	Change of use from C3 (Dwelling) to a C2 (Residential Institutional) view online here	20.6	
25/10499	Mr and Mrs King	Lakeside, 63 North Poulner Road, Ringwood. BH24 1SW	Carport view online here	20.6	
25/10500	Mr Hanniford	2 The Cloisters, Ringwood. BH24 3DU	Demolition of existing conservatory and erection of new single storey extension. view online here	27.6	

25/10508	Mr Lloyd	7, Avon Court, Gravel Lane, Ringwood. BH24 1LL	Use of flat 7 as a residential unit (Use Class C3) (Lawful Use Certificate for retaining an existing use of operation)view online here	27.6	
25/10510	Mrs Ward	45 Broadshard Lane, Ringwood. BH24 1RP	Single story flat roof extension to rear; Use of garage to ancillary living space; fenestration changes; removal of pitched roof rear extension view online here	27.6	
CONS/25/0 234	Mr Charles	Garth Cottage, 5 Manor Gardens, Ringwood. BH24 1LY	Hornbeam x 1 Reduce Cypress x 2 Reduce Catalpa x 1 Reduce Mimosa x 1 Reduce	13.6	
TPO/25/02 29	Mr Levings	46 College Road, Ringwood. BH24 1NX	Oak - Reduce	10.6	
TPO/25/02 46	Ms Jourdan	Poulner Farm House, 5 Butlers Lane, Poulner, Ringwood. BH24 1UB	Yew x 1 Fell	19.6	
					Applications considered under delegated powers:-
25/10401		30 Orchard Close, Ringwood. BH24 1LP	Single-storey rear extension with flat roof; existing stone chimney stack removed to facilitate new porch		P(1) Recommend permission, but would accept the Planning Officer's decision. We note that the room size of bedroom 4, although existing, is not NDSS compliant.

PLANNING, TOWN & ENVIRONMENT COMMITTEE 6th June 2025

Guidance Note – Ringwood Neighbourhood Plan (RNP) Policy R10 – Financial Implications

- 1. Introduction and reason for this Guidance Note
- 1.1 This Guidance Note explains the potential financial implications of compliance with RNP Policy R10 (now adopted by NFDC as Development Plan Policy R10) for residents, by comparing predicted energy bills of a house on the Beaumont Park estate, built to Buildings Regulations standard, with a R10 policy compliant equivalent.
- 2. Background information
- 2.1 15 Chard Lane is a 95m² floor area end terrace house with an EPC rating of '84 B' and with a gas boiler supplying both heating and hot water. The primary energy use for this property is 83 kWh/m²/yr broken down as 35.4 kWh/m²/yr from electricity and 47.6 kWh/m²/yr from gas. Compared to an average house in the UK which is rated '60 D', it is in the upper quartile for energy efficiency. The R10 requirement is below 15 kWh/m²/yr.
- 2.2 The three-monthly review from ofgem (April to June 2025) indicates an average cost for electricity of £0.2703/kWh and for gas of £0.0699/kWh. There are also standing charges of course. The ofgem standing charge for gas is £119 /yr, so £1.25 /m²/yr.
- 2.3 The estimated cost of energy for the heating and hot water in this house is therefore:

$$(47.6 \times 0.0699) + 1.25 = £4.58 / m^2 / yr$$

which equates to an annual bill for heating and hot water of around £435.

2.4 The R10 compliant house would likely be fitted with an air sourced heat pump to supply heating and hot water. These systems generate roughly 4kW of heat from 1kW supply. There would be no gas standing charge. The estimated cost can be calculated therefore:

$$(15 \times 0.2703)/4 = £1.01 /m^2/yr$$

which equates to an annual bill of £96 for heating and hot water of a 95m² floor area house.

- 2.5 For a 400 dwelling development like Strategic Site 14 and given a lifetime expectation of 60 years for a new house (according to the National Housebuilding Council), the residents of these houses would be expected to have to pay more than £6M more for energy at today's prices than they would have to for R10 compliant housing.
- 3 <u>Issues for decision and any recommendation</u>

Members are respectfully invited to note this Guidance Note

For further information, contact Cllr Gareth DeBoos: cllr.g.deboos@ringwood.gov.uk

Current Projects Update

No.	Name	Status	Recent developments	Description and notes	Lead Officer/Member	Financing
Full Cou	ıncil					
	No live projects					
	g Town & Environment Committ		Consultation of attractors handle due to be conviced out him 2007	Annual maintenance of ConsulPitab and Stream in order to	Danutu Tayın Clark	Dudget of C1 000 funded by transfer from
PTE3	Crow Stream Maintenance	Annual recurrent	Spraying of stream banks due to be carried out June 2025 and annual flail in August 2025, followed by annual stream clearance by volunteers. Working with various agencies and local landowners on developing wider project on holding back flood water and increasing outflow.	Annual maintenance of Crow Ditch and Stream in order to keep it flowing and alleviate flooding	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve.
PTE6	Shared Space Concept - Thriving Market Place	In progress	Working with NFDC and HCC to move the project forward. Consultation with stakeholders to be arranged, prior to wider public consultation.	Concept for town centre shared space identifed through work on the Neighbourhood Plan. Working in partnership with NFDC and HCC.	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.
	Greening Ringwood	In progress	Official launch of Phase 2 held on 20/04/2024 in Gateway Square. Update on activities presented to Committee in September 2024.	Greening Campaign Phase 2 to run from Sept 2023 to July 2024, focussing on making space for nature; energy efficient greener homes; climate impacts on health and wellbeing; waste prevention; and cycle of the seed.		£50 signing up fee funded from General Reserve.
	Bus Shelters	In progress	Action Plan prepared. Awaiting response from HCC about possible funding before proceeding further. Action to install new bench beside shelter in Salisbury Road (A338 northbound) being progressed, as well as asbestos survey on brick shelters and repairs to Southampton Road shelter.	Review of Council owned bus shelters.		£1081 allocated from RTC CIL funds.
Projects	being delivered by others which are	e monitored by the Deputy	Clerk and reported to this committee:			
	Crow Lane Footpath	In progress	Developers' contributions paid to HCC to implement. Additional funds required to progress and approved by NFDC Cabinet on 02/11/2022. HCC working on design, with expected delivery in summer 2025.	New footpath to link Beaumont Park with Hightown Road, alongside west of Crow Lane	Hampshire CC	Developers contributions
	Memorial Bench for Michael Lingam-Willgoss	In progress	Consent to install bench has been granted by HCC. Legal fees covered by County Cllr Thierry. Date for installation yet to be agreed.	Provision of memorial bench in Market Place in memory of Michael Lingam-Willgoss.	Ringwood Carnival / Ringwood Rotary	No financial implications.
Policy 8	k Finance Committee					
PF5	Poulner Lakes Lease	On hold		Negotiating a lease from Ringwood & District Anglers' Association of the part of the site not owned by the Council	Town Clerk	Some provision for legal advice or assistance may be needed eventually.
PF11	92 Southampton Road	In progress (commenced March 2023)	Re-furbishment work is nearing completion and the property is expected to be available for re-letting by the end of May.	Reviewing the letting of this council-owned house	Town Clerk	The refurbishment will be funded from the buildings reserve.
Recreat	ion, Leisure & Open Spaces Com	mittee				
RLOS4	Grounds department sheds replacement	In progress (Commenced design work in April 2021.)	The planning application has been submitted and registered.	A feasibility study into replacing the grounds maintenance team's temporary, dispersed & sub-standard workshop, garaging and storage facilities. Combined with a possible new car park for use by hirers of and visitors to the club-house.	Town Clerk	Revised capital budget of £4,000 (originally £10,000 until virement to RLOS19)
RLOS5	Cemetery development	Cancelled January 2024	The proposed columbarium/memorial wall was scrapped following the cemetery base budget review. The panel appointed to consider alternative developments is expected to start work shortly.	Planning best use of remaining space, provision for cremated remains, etc.	Town Clerk	Capital costs will be met from a combination of earmarked reserves.

RLOS10	Waste bin replacement programme	In progress (Commenced April 2020)	Future needs are being assessed.	Three-year programme to replace worn-out litter and dogwaste bins	Grounds Manager	Budget of £2,000 a year.
RLOS14	Poulner Lakes waste licence	In progress	The permit surrender application and associated report and forms has been submitted to Environment Agency.	Arranging to surrender our redundant waste licence to avoid annual renewal fees	Town Clerk	One-off costs of about £8,000 will save the council annual recurring charges of about £1,000 each.
RLOS21	Poulner Lakes track maintenance	In progress (under discussion since Jan. 2021)	NFDC has developed a concept design of an improved access on the basis that RTC will fund essential maintenance/improvements to the vehicular access element and NFDC will fund the rest. Solicitors are preparing the documents required to resolve the boundary discrepancies.	Devising a sustainable regime for maintaining the access tracks at Poulner Lakes to a more acceptable standard.	Town Clerk	Yet to be settled
RLOS23	North Poulner Play Area skate ramp request	In progress (commenced Mar. 2023)	Installation of the 'half-pipe' ramp is complete. The official opening is on 29 May.	A local resident requested provision of a 'quarter-pipe ramp' at this site and has been fund-raising for it	Deputy Town Clerk	Total cost of project £16,290 to be funded by various donations (£7,665), an NFDC Community Grant of £5,915 and the remaining £2,710 from CIL funds held by RTC (F/6343 P&F 18/9/24).
RLOS25	Open Spaces Management Review	Commenced September 2024	The task and finish group will present its final report and documents for approval at the RLOS meeting in June.	A strategic priority project to review the council's management of all its public open and green spaces	Town Clerk	Staff time only
RLOS26	Carvers Development Phase 1	Commenced Sept. 2024	A contract for the main elements has been awarded and signed following a public tender. The funding agreement with Veolia Environmental Trust has also been signed and consent to start granted. An order has been placed and the work is expected to be done before the start of the schools' summer holiday.		Town Clerk	£73,000 for the main elements. Supported by a £68,072 grant (90% from Veolia Environmental Trust and 10% from RTC's CIL reserve)
RLOS27	Carvers Clubhouse Solar Panels	Commenced Nov. 2024. Completed May 2025	Installation has been completed and the handover documents received.	Installing photo-voltaic panels on the Clubhouse roof to achieve a long-term saving in energy costs.	Town Clerk	£18,322.50. £15,000 grant from HCC Parishes Fund. £3,322.50 from RTC reserves.

Staffing Committee

None

Proposed/Emerging Projects Update

No.	Name	Description	Lead		Progress / Status	Estimated cost	Funding sources	
				Recent developments	Stage reached			

Full Council

None

Planning Town & Environment Committee

Roundabout under A31 Planting and other environmental enhancements

Ringwood Society proposal Lynes Lane re-paving

Rear of Southampton Road Proposal by Ringwood Society to improve

appearance from The Furlong Car Park and

approaches

Dewey's Lane wall Repair of historic wall

Signage Review Review of signs requiring attention - e.g. Cllr Day

Castleman Trailway, Pocket Park, Gateway

Square

Crow ditch Investigate works required to improve capacity

and flow of ditch alongside Crow Lane, between

Hightown Road and Moortown Lane

Area being used by National Highways for Floated as possible future project

storage of materials during works to widen the

A31.

Floated as possible future project

Floated as possible future project

Re-build/repair options and costs are being Shelved as a TC project

investigated

Floated as possible future project

Developers contributions

Policy & Finance Committee

None

Recreation, Leisure & Open Spaces Committee

None (Current projects expected to absorb available

resources for several years)

Staffing Committee

None

Closed Projects Report

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No.	Name	Description	Outcome	Notes
Full Coun	CII			
FC1	Long Lane Football Facilities Development	AFC Bournemouth Community Sports Trust to improve the football facilities for shared use by them and the	New builds completed in September 2024	
FC2	Strategic Plan	community. Exploring ideas for medium term planning. Aim to have complete for start of budget-planning in Autumn 2022.	Completed in October 2022	
Planning,	Town & Environment Committee			
	Dedestrier Consider Christohoush	Information desking and a state of a state of a state of	Commission discussion	
	Pedestrian Crossings - Christchurch Road	Informal pedestrian crossings to the north and south of roundabout at junction of Christchurch Road with Wellworthy Way (Lidl)		
	Cycleway signage and improvements	New signage and minor improvements to cycleway between Forest Gate Business Park and Hightown Road	Completedby HCC	
	Carvers footpath/cycle-way improvement	Creation of shared use path across Carvers between Southampton Road and Mansfield Road	Completedby HCC	
	Replacement Tree - Market Place	New Field Maple tree to replace tree stump in Market Place.	Completed in January 2022 by HCC	
PTE4	Climate Emergency	Funds used to support Greening Campaign, community litter-pick and Flood Action Plan leaflets.		
	A31 widening scheme	associated town centre improvements utilising HE	Scheme completed by National Highways and road re-opened in November 2022.	
	SWW Water Main Diversion (associated with A31 widening	Designated Funds Diversion of water main that runs along the A31 westbound carriageway. Diversion route included land	Scheme completed by SWW in 2022.	
	scheme) Surfacing of Castleman Trailway	in RTC's ownership at The Bickerley. Dedication and surfacing of bridleway between old railway bridge eastwards to join existing surfacing.	Surfacing works completed by HCC early April 2022.	
	Bus Shelter Agreement	Request by ClearChannel in Nov. 2020 for RTC to	Request not followed up by	
		licence the bus shelters in Meeting House Lane and the advertising on them. Despite various communications, we have had no contact for over a year and therefore regard the original request to be defunct.		
PTE5	Human Sundial	Work to refurbish human sundial and install	Completed.	
PTE2		surrounding benches complete. Time capsule cover stone replaced on 21/07/2023. Interpretation board with details of sundial, Jubilee Lamp etc. to be considered as part of Thriving Maret Place project.		
	Neighbourhood Plan	The Ringwood Neighbourhood Plan was adopted (made) by NFDC and NFNPA in July 2024 (83% of residents voted "yes" in the Referendum on 04/07/2024) and is now part of the Development Plan for both authorities and must be taken into	Completed, but will be monitored and reviewed.	
PTE1		consideration in the determination of planning applications.		
	Railway Corner	Ringwood Society project to improve and promote historical significance of triangle of land at junction of Hightown Road and Castleman Way.	Completed 2024.	
Policy & I	Finance Committee			
PF1	New Council website	Arranging a new website that is more responsive, directly editable by Council staff and compliant with accessibility regulations.	Completed	
PF2	Greenways planning permission	Consideration of applying to renew planning permission for bungalow in garden previously obtained	Decided not to renew	
PF3	Detached youth outreach work	To provide youth workers for trial of detached outreach work	Transferred to Recreation Leisure & Open Spaces Committee (see RLOS20)	
PF4	Review of governance documents	A major overhaul of standing orders, financial regulations, committee terms of reference, delegated powers, etc. Routine periodic reviews will follow completion of this work.	Completed in July 2022	All governance documents will now receive routine annual reviews.
PF6	Health & Safety Management Support Re-procurement	Re-procuring specialist advice and support for discharge of health and safety duties		well
PF7	Financial Procedures Manual	Preparation of a new manual for budget managers and other staff detailing financial roles, responsibilities and procedures		Will be updated by Finance Manager as necessary
PF8	Bickerley Legal Title	An application to remove land from the Council's title was made	Completed in October 2023	Application successfully resisted

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PF9 Greenways office leases The tenant of the first floor suite gave notice and left. Completed in November 2022 The building was re-let as a whole to the tenant of the ground floor suite. PF10 Councillors' Email Accounts Providing councillors with official email accounts (and Completed in August 2023 devices, if required) to facilitate compliance with data protection laws. PF12 Base budget review A review by members and officers of the council's base Completed in January 2025 (revenue) budget, probably focused on a few types of expenditure or areas of activity, to identify possible options for change and/or savings.

RLOS1	War Memorial Repair	Repair by conservation specialists with Listed Building Consent with a re-dedication ceremony after.	Completed in 2021-22	
RLOS2	Bickerley Tracks Repair	Enhanced repair of tracks to address erosion and potholes (resurfacing is ruled out by town green status)	Fresh gravel laid in 2021-22.	No structural change is feasible at present.
RLOS3	Public open spaces security	and measures to control parking. Review of public open spaces managed by the Council and implementation of measures to protect the highest priority sites from unauthorised encampments and incursions by vehicles	Completed in 2021-22	
RLOS6	Community Allotment	Special arrangement needed for community growing area at Southampton Road	Ongoing processes adapted	Agreed to adopt as informal joint venture with the tenants' association
RLOS7	Bowling Club lease	Renewal of lease that expired in April 2023.	Completed in July 2023	New lease granted for 14 years.
RLOS8	Ringwood Youth Club	Dissolution of redundant Charitable Incorporated Organisation	Completed in July 2023	Charity removed from Register of Charities
RLOS9	Aerator Repair	Major overhaul to extend life of this much-used attachment	Completed in 2021-22	
RLOS11	Ash Grove fence repair	Replacing the worn-out fence around the play area	Completed in 2021-22	
RLOS12	Van replacement	Replacing the grounds department diesel van with an electric vehicle	Suspended in 2023	Van will be replaced in accordance with Vehicle & Machinery replacement plan
RLOS13	Bickerley compensation claim	Statutory compensation claim for access and damage caused by drainage works	Completed March 2022	Settlement achieved with professional advice
RLOS15	Acorn bench at Friday's Cross	Arranging the re-painting of this bespoke art-work	Completed in 2021-22	Labour kindly supplied by Men's Shed
RLOS16	Town Safe	Possible re-paint of this important survival, part of a listed structure	Suspended indefinitely in September 2022	Complexity and cost judged disproportionate to benefit
RLOS17	Crow Arch Lane Allotments Site	The transfer to this Council (pursuant to a s.106 agreement) of a site for new allotments off Crow Arch Lane	Completed in November 2023	
RLOS18	Cemetery Records Upgrade	Creation of interactive digital cemetery map and scanning of cemetery registers as first stage in digitizing all cemetery records to facilitate remote working, greater efficiency and improved public accessibility.	Completed in 2021	Cost £5,467. Further upgrades are needed to digitize the records fully
RLOS19	Carvers Masterplan	Devising a strategic vision and plan for the future of Carvers Recreation Ground pulling together proposals for additional play equipment and other features	Completed in 2024 but subject to implementation and review	Completed within the £6,000 budget.
RLOS20	Detached youth outreach work	Trialling the provision of detached outreach work by specialist youth workers.	Completed in May 2022	
RLOS22	Bickerley parking problem	Unauthorised parking on the tracks crossing the Bickerley is causing damage and obstruction	Closed off in September 2023	Additional signage has been installed. An estimate of £5,510 to move the "dragon's teeth" was judged disproportionate to the problem.
RLOS24	Poulner Lakes circular path	HCC has funded the creation of a circular path for pedestrians and cyclists to improve accessibility and so	Completed in May 2024	RTC is now responsible for maintenance
RLOS28	Skate Park Picnic Tables	encourage greater use Replacing the two large picnic tables beside the skate park at Carvers which are beyond further repair	Completed in Spring 2025	Third picnic table added near tennis courts. Part funded by Ringwood Carnival.
Staffing C	ommittee			
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S1	HR support contract renewal	Renewal of contract for the supply to the Council of specialist human resources law and management	Completed in 2021-22
S2	Finance Staffing Review	support Reassessing staffing requirements and capacity for finance functions and re-negotiating staff terms	Completed in 2021-22