

MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 1st May 2026 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Philip Day (Chairman)
Cllr Luke Dadford (Vice Chair)
Cllr Mary DeBoos
Cllr Rae Frederick
Cllr Janet Georgiou
Cllr John Haywood
Cllr Peter Kelleher
Cllr James Swyer
Cllr Glenys Turner

IN ATTENDANCE: Mrs Jo Hurd, Deputy Town Clerk
Nicola Vodden, Office Manager

ABSENT:

P/6570 PUBLIC PARTICIPATION

There were no members of the public present.

P/6571 APOLOGIES FOR ABSENCE

All members were present.

P/6572 DECLARATIONS OF INTEREST

There were none.

It was noted that Cllr Haywood is the Chair of Ellingham, Harbridge and Ibsley (EH&I) Parish Council, which will also be commenting on the Snails Lane application, as the site falls within that parish.

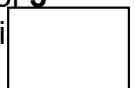
P/6573 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 10th April 2026, having been circulated, be approved and signed as a correct record.

P/6574 PLANNING APPLICATIONS

25/10114 Land off, Snails Lane – Cllr Day had circulated a draft observation to members for consideration prior to the meeting. EH&I objects in principle to development of the site and the Council supports that view. It was noted that a further written representation could be submitted before it goes to NFDC Planning Committee, should there be any matters arising from the

Page 1 of 3
Chairman's initi



Planning Officer's report, once it becomes available. The observation to the application was agreed.

RESOLVED: That the observations summarised in *Annex A* be submitted and decisions made under delegated powers be noted.

ACTION N Vodden / J Hurd

**P/6575
STRATEGIC SITES**

Land off Crow Lane / Crow Arch Lane (Beaumont Park) – In respect of the application to remove the condition for the footpath link (24/10015), an extension of time had been agreed until the end of July. There was no update on delivery of the footpath to the north-eastern corner.

Land north of Hightown Road (21/10042) – There was no update.

Land off Moortown Lane (21/11723 and Land off Crow Lane 23/10707) – Crest Nicholson had sold 99 units to Persimmon homes. Notification of a new planning application had been received for a variation of the house designs and minor amendments to the site layout and landscaping. This will be considered at the June meeting and the applicant has been invited to attend, should it not be possible to arrange a meeting with them in advance.

2 Market Place (24/11105) – There had been no notice of the formal start of works.

Snails Lane (25/10114) – A response to the application was considered earlier in the meeting (*P/6574 refers*).

RESOLVED: That the update on Strategic Sites be noted.

**P/6576
APPLICATION FOR CLUB PREMISES CERTIFICATE – LICENSING ACT 2003 (S71)**

Members considered the application in relation to Ringwood and Bisterne Sports Club (*Annex B*) and made no comment.

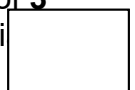
RESOLVED: That no comment be made on the application.

**P/6577
PROJECTS (current and proposed)**

Thriving Market Place – An informal meeting for members was scheduled for 1st May in preparation for the drop-in event on 21st May. The two-week online consultation had been put back a week, now commencing on 18th May. Work is being done on the publicity material. The project is now unlikely to be considered by NFDC Cabinet in June.

The order has been placed for the pig sculpture and the artist will provide some sketches before proceeding. Planning consent and HCC licences will need to be applied for.

Bus Shelters – A majority of the grant funded works will be carried out in May and the taxi rank repairs in June.



Review of safety measures in Kingston area – It was noted the police had deployed a handheld speed gun recently in Christchurch Road and no motorists were found to be exceeding the speed limit. A new motorcycle speed enforcement team had been asked to pay attention to speeding in the area. The 40mph section has been added to the list for deployment of Speed Indicator Devices.

RESOLVED: That the update on projects (*Annex C*) be noted.

ACTION J Hurd / M Gordon

**P/6578
NFDC/NFNPA PLANNING COMMITTEE**

It was noted that NFDC's Planning Committee is on 13th May and the agenda has not yet been published.

NFNPA's Planning Committee will meet on 19th May and the agenda has not yet been published.

**P/6579
COMMUNICATIONS**

There will be some publicity of the bus shelter and taxi rank improvements when the work is complete.

There being no further business, the Chairman closed the meeting at 10:48am.

RECEIVED
27th May 2026

APPROVED
5th June 2026

TOWN MAYOR

COMMITTEE CHAIRMAN

Note: The text in the Action Boxes above does not form part of these minutes.

--

Annex A to Planning, Town Environment Committee Minutes 1st May 2026
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
25/10114	Land Off, Snails Lane, Blashford, Ellingham Harbridge & Ibsley BH24 3PG	RE-CONSULTATION: Full planning application for the demolition of existing outbuildings and the erection of 140 dwellings (including affordable housing), public open space (including alternative natural recreational greenspace), SuDs, landscaping, access and associated works	Refusal (4)	Full response to be submitted by 29th May 2026 - see separate comment.
26/10299	10 Market Place, Ringwood. BH24 1AW	Replacement of timber framed shop window and repair of wall underneath window (Application for Listed Building Consent)	Permission (1)	
26/10365	4 Keppel Close, Ringwood. BH24 1QJ	Front, side and rear extension of existing dwelling incorporating dormer extension, detached double garage	Permission (1)	
26/10371	18 Morant Road, Ringwood. BH24 1SX	First floor and single-storey side extension with dormer and roof light; garage conversion; remove car port	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
TPO/26/0175	9 Merton Grove, Ringwood. BH24 1BY	Copper Beech x 1 Reduce	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

Annex A to Planning, Town Environment Committee Minutes 1st May 2026

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
26/00393FULL	Woodpeckers, Hangersley Hill, Hangersley, Ringwood. BH24 3JN	Erection of boundary fencing	Permission (1)	
26/00409CONS	Womens Institute Hall, COWPITTS LANE, North Poulner, RINGWOOD, BH24 3JX	Fell 1 x Oak tree (T1 on the plan)	Officer Decision (5)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal
5 - Will accept officer's decision

**Proposed development of 140 dwellings on land off Snails Lane, Blashford, BH24 3PG
(Planning application number 25/10114)**

Comments from Ringwood Town Council Updated 1st May 2026

Ringwood Town Council remains opposed in principle to any development on this site.

Our original response of 7th April 2025 is set out below in full.

We have had regard to the additional documents submitted by the applicant, the statutory consultees and the vast number of objections from local residents.

We remain very firmly of the view that this application should be refused and entirely support Ellingham, Harbridge and Ibsley Parish Council in that regard.

Our original objection is set out below and we do not propose to repeat the same but would add the following:

There have been numerous instances of flooding and overflow of sewerage in Ringwood over the last 6 months, all of which have been documented. The revised proposals either ignore the issue entirely or fail to adequately mitigate the same.

One of the local schools (Moyles Court) has recently announced its closure which will put further pressure on the existing facilities in Ringwood. The cumulative impact of already approved developments at the strategic sites at Moortown and land north of Hightown Road will be severe and yet another approval will only exacerbate the situation to the extent that s.106 contributions to extend facilities at Poulner Infant School in particular will be meaningless – there is no space to accommodate the children from at least another 1,000 households.

Ringwood's infrastructure in terms of doctors, dentists and even parking in the town centre is already stretched to breaking point.

Members quite rightly refused the original application for this site, There was no appeal against that decision and there is nothing in this new application that addresses the reasons for refusal – indeed, the observations from statutory authorities regarding flooding in particular only serve to reinforce the view that the original decision was correct.

RECOMMENDATION: Refusal (4) – the Council fundamentally objects to the principle of development on this site due to its proximity to SSSI; flooding issues; access arrangements; and destruction of habitat.

This application site falls outside of the Parish boundary but we consider that the proposed development would have a significant impact on Ringwood itself. The Town Council has therefore formally considered the application and makes the following observations.

We have had the benefit of seeing the (draft) response from Ellingham, Harbridge and Ibsley Parish Council and endorse (hopefully without repeating) their objections.

It seems to us that each planning application is considered on its own merits with little if any regard to the “cumulative” effect that the totality of these applications on infrastructure, the provision of essential services and other relevant planning issues.

In this context, we have in mind that Planning Consents have already been granted for major developments not only in Ringwood itself (Moortown Lane and land north of Hightown Road) but also on the outskirts of Fordingbridge and (outside the District) in East Hampshire.

In each case, section 106 agreements have been proposed (and conditioned), many referring to the same issues but as far as we are aware, none have been concluded.

We therefore invite officer to consider the following:

Poulner Junior School

To what extent please can this school be expanded to cope with all the children that will be living at SS13 and SS14 when developed, let alone this site?

Ringwood Academy

It is asserted that the Academy has “capacity” but this is on the basis that some of its intake comes from pupils residing outside its “catchment area”. Where please will these children go if displaced in future for children living in the proposed developments and even with the displacement of children from “out of area”, will the school have sufficient capacity to deal with the “cumulative impact”?

Phosphate

Yet again, the proposal is based on “mitigation” by acquiring “credits” from the former trout farm at Bickton. We query just how many new developments these “credits” can sustain.

Road improvements/site access

We note the proposed new access route in to and out of the site. We also note that the land to be utilised is outside the development boundary as designated in the Local Plan. In reality, there would be nothing to prevent residents of the development from continuing to use Snails Lane (a private road) to get to and from their homes to work, shopping or otherwise. The proposed new access is, in our view dangerous and we are also concerned at the lack of progress regarding the suggested (s.106 from other sites) improvements to the A338/A31 junction. In addition, the proposed new access is located within Flood Zone 3. If this access floods, drivers will have no option but to use Snails Lane.

Designation in the Local Plan

The “mere” fact that the site is designated for development in the Local Plan does not automatically mean that an Outline Consent must or indeed should be granted if relevant issues are not adequately addressed, particularly those relating to infrastructure.

Local Plan considerations

The proposal does not accord with the Local Plan in a number of respects (highlighted in the Parish Council’s objections) but specifically:

Housing mix, numbers and density – please note that a number of the proposed dwellings include “study rooms” that will in reality be bedrooms. This will have the effect of increasing occupancy, impacting the amount of ANRG to be provided (much of which will be under water for much of the year); the degree of phosphate mitigation, and the parking requirement. It is of the utmost importance that the small 1- and 2-bed dwellings remain as such in perpetuity. We understand the Parish Council has produced a spreadsheet outlining the impact of study rooms being used as bedrooms in greater detail.

The application also excludes an area which is within the strategic allocation – if the application is granted, it is inevitable that this part of the site will be brought forward to further increase the number of dwellings, far in excess of the “at least” number referred to in the Local Plan.

The proposal would destroy the natural habitat of several protected species leading to a loss of local amenity.

A

The site is also an amenity site for local residents enjoying the Blashford Lakes Nature Reserve which would be lost, with no (or no adequate) mitigation.

Further, access issues for pedestrians and cyclists are not properly addressed – indeed, some of the suggested paths don't, and in some cases, cannot exist.

Other matters

On-site flooding. The applicant appears to be wholly unaware of the site's history, in particular as to the reasons why a lake or pond forms in the middle of the site in wet weather – the ground is so heavily impacted that there is little or no permeability into the soil. Its' proposals to deal with on-site drainage are wholly inadequate.

Sewage treatment – there is no evidence to address concerns that the existing sewerage infrastructure would not be able to cope with the increased capacity required from this and other proposed new development. The Council has been previously informed by Wessex Water that the Ringwood Treatment Works is already at capacity and there are no proposals to expand its capacity nor to address the issue of remoteness of the application site from the treatment works.

The site is already contaminated with an invasive plant species - the New Zealand Pygmy Weed. The proposals to deal with this are inadequate, particularly having regard to the proximity of the site to a SSSI. The risk of chemicals entering Snails Lake and causing harm to fish stock and wildlife has not been adequately addressed.

CONCLUSION

In summary, although the vast volume of documentation associated with this application is noted, the Town Council fundamentally objects to the principle of development on this site and invites the Planning Authority to refuse the application.

In addition, we note that some issues remain outstanding at the time of this submission and the Council therefore reserves its right to make further representation if additional information is received.

Applications decided under delegated powers: to be noted on 1st May 2026

Number	Site Address	Proposal	Decision
26/00386 CONS	Rooks Coppice, COWPITTS LANE, POULNER, RINGWOOD, BH24 3JX	Fell 1 x Ash tree to 5m Monolith (T1 on the plan) Deadwood 1 x Oak tree (T2 on the plan - exempt works included for information only) Fell 1 x group of Ash trees (G1 on the plan) Remove 1 x Pittosporum (T3 on the plan - shrub exempt works to be confirmed) Fell 1 x Beech tree (T4 on the plan)	10.4.26 T1, T2, G1 and T3 - P(1) Recommend permission, but would accept the Tree Officer's decision. T4 - R(2) Recommend refusal, but would accept the Tree Officer's decision. The committee did not agree to the felling of the beech tree and felt this could instead be managed appropriately in relation to the size of the building.
26/10313	Avon Way, Hampshire Hatches Lane, Moortown, Ringwood BH24 3AT	RE-CONSULTATION: Single-storey rear and side extension; use of garage as additional living space (amended plans)	27.4.26 P(1) Recommend permission, but would accept the Planning Officers decision.

Environmental and Regulation

Service Manager: Joanne McClay

Mr C Wilkins
Ringwood Gateway
The Furlong
Ringwood
Hampshire
BH24 1AT

Our Ref: LICPR/26/01494

Your Ref:

21 April 2026

Dear Mr C Wilkins
Ringwood Town Council

Licensing Act 2003 - Application for club premises certificate (S71)

**Premises: RINGWOOD AND BISTERNE SPORTS CLUB Ringwood and Bisterne Sports Club,
CHRISTCHURCH ROAD, BISTERNE, RINGWOOD, BH24 3BN**

Ref: LICPR/26/01494

This letter is sent to you for information as an organisation representing the local area to advise that the above application has been received by the Licensing Authority.

Details of the application are shown below, online at www.newforest.gov.uk/article/1377/Public-registers-of-licences and should also be displayed on the premises. Full details of the application can be viewed at the Council Offices, Appletree Court, Beaulieu Road, Lyndhurst, Hampshire SO43 7PA

The details of the application for a premises licence are as follows:

A Club Premises Certificate to permit sales of alcohol on the premises Monday to Saturday 17:30hrs to 22:00hrs and Sunday 12:00hrs to 22:00hrs. Opening hours the same

I would remind you that when considering making a representation, or advising constituents who might wish to make a representation, the Licensing Authority may only consider representations which infringe or violate one or more of the four licensing objectives, which are:

- Prevention of crime and disorder,
- Public safety,
- Prevention of public nuisance,
- Protection of children from harm.

The timescale for representations is laid down in regulations attached to the Act and may only be changed by Parliament. Therefore the final date for representations is **19 May 2026**.

Yours sincerely

Christa Ferguson

Licensing Manager
Licensing Services

Tel: 023 8028 5000
Email: licensing@nfdc.gov.uk

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. Annual flail to be arranged, followed by stream clearance by volunteers. Working with various agencies and local landowners on developing wider project on holding back flood water and increasing outflow. 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. Wider project also dependent on others.	Annual flail to be booked. Awaiting response from HCC re. meeting.	Note - project update only.	Deputy Town Clerk	Deputy Town Clerk	Budget of £1,000 funded by transfer from earmarked reserve.
Shared Space Concept - 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. Consultants appointed to develop a deliverable, costed scheme for approval by NFDC Cabinet. Hoping to deliver an animal sculpture in advance of main project, to tie in with 800th anniversary of market charter celebrations.	Financial: Funding for delivery yet to be confirmed. Dependency: Progress at this stage is dependent on NFDC.	Public consultation event rearranged for 21/05/2026.	Plans to be presented to Cttee for approval prior to NFDC Cabinet meeting (date TBC)	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 on 03/06/2026.

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.	Orders placed for Gorley Road shelter and Taxi Shelter - works expected in April 2026. Other works still to be instructed.	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 £1155 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. Awaiting feedback on suggested locations from councillors and others.	Delivery: Dependent on agreement of deployment protocol and locations by both councils, and consent from HCC/Enerveo for locations and use of lampposts.	DTC and Cllr Haywood to discuss governance and implementation prior to presenting proposals to Cttee.	To consider implementation plan and proposed locations at April meeting.	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 paid to HCC to implement. Additional funds required to progress approved by NFDC Cabinet on 02/11/2022. HCC working on design, with expected delivery in spring 2026.			Note - project update only.		HCC	Developers contributions held by HCC.
Memorial Bench for Michael Lingam-Willgoss	Provision of memorial bench in Market Place in memory of 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.			Note - project update only.		Ringwood Carnival / Ringwood Rotary	No financial implications.
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

For further information, please contact:

Charmaine Bennett, Town Clerk
charmaine.bennett@ringwood.gov.uk