

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

Held on Friday 3rd July 2026 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Luke Dadford (Chair)
Cllr Mary DeBoos (Vice Chair) (*until 10:24am*)
Cllr Janet Georgiou
Cllr Peter Kelleher
Cllr James Swyer

IN ATTENDANCE: Mrs Jo Hurd, Deputy Town Clerk
Nicola Vodden, Office Manager
Cllr Philip Day
Cllr Rae Frederick (*until 10:38am*)

ABSENT: Cllr John Haywood
Cllr Glenys Turner

P/6594 PUBLIC PARTICIPATION

There were five members of the public present for agenda items.

P/6595 APOLOGIES FOR ABSENCE

Apoloiges for absence had been received from Cllrs Haywood and Turner.

P/6596 DECLARATIONS OF INTEREST

There were none.

P/6597 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 5th June 2026, having been circulated, be approved and signed as a correct record.

P/6598 SS13 LAND OFF MOORTOWN LANE

The Senior Planning Manager for Persimmon Homes / Charles Church was in attendance. The developer continues to clear planning conditions and technical designs for the site. The plan is to progress with Crest Nicholson's Phase 2 and joint infrastructure application in August.

Responses had been provided on the points raised at the previous meeting and from members of the public, save for a question regarding fencing on the western boundary, which will be considered in due course.



In relation to planning application 26/10360 for variation of condition 5 for Phase 1 of the Charles Church scheme, there had been a meeting with NFDC and a response was awaited from NFDC's Planning and Urban Design Officers. The application is expected to go before NFDC Planning Committee in September.

The Deputy Town Clerk indicated that questions and answers will be published monthly on the Council's website.

RESOLVED: That the update be noted.

P/6599

PLANNING APPLICATIONS

With the agreement of members, application 26/10473 was brought forward for those present.

Cllr M DeBoos left the meeting at 10:24am.

Cllr Frederick left the meeting at 10:38am.

RESOLVED: That the observations summarised in *Annex A* be submitted.

ACTION N Vodden / J Hurd
--

P/6600

SS15 LAND OFF SNAILS LANE – PLANNING INQUIRY

Members considered the Deputy Town Clerk's report (*Annex B*) regarding the forthcoming planning inquiry for non-determination of application 25/10114. Ellingham, Harbridge and Ibsley Parish Council had applied for Rule 6 status which had been granted, but it had withdrawn due to cost implications and the requirement for a fully evidenced case.

It is anticipated that the main issues will be highways and flooding, although the Environment Agency had withdrawn its objection, the Lead Local Flood Authority maintains its objection. Other issues, it is thought, could be resolved by way of mitigation and conditions.

The case management conference is scheduled for 13 July, with the inquiry taking place in September.

There was some concern that no one would be raising the impact of the development on Ringwood, although it was noted that the Council could still request to speak at the inquiry in support of its submitted objection.

RESOLVED: 1) That it be noted that Rule 6 participation is no longer a realistic option;
2) That the Council maintains involvement as an interested party, including attending and speaking at the Inquiry if appropriate; and
3) That the Council continues to support EH&I in its position of supporting NFDC.

ACTION J Hurd

P/6601

STRATEGIC SITES



To receive updates in relation to strategic sites:-

Land off Crow Lane / Crow Arch Lane (Beaumont Park) - In relation to 24/10015 – Removal of conditions 20 & 21 to remove the need to provide a pedestrian and cycle path between the central plot and Christchurch Road, an extension of time had been agreed until 31 July 2026 to allow for completion of legal agreement, before the decision can be issued.

SS14 Land north of Hightown Road (21/11042) – Members received a verbal update following a site visit to the Taylor Wimpey development in Alresford attended by Cllrs Dadford, Georgiou, G DeBoos and M DeBoos. The visit included viewing show homes and social housing units. The difference between market and affordable housing was internal and externally they appeared the same.

Comments were made in terms of house prices, the limited size of gardens, poor access and SUDS arrangements. It is noted that the SUDS, which Members were unable to see on the day, could not be compared to Ringwood due to significantly different drainage characteristics and flood risk issues. The Alresford site had no flooding issues over the last two years and the SUDS there dealt with runoff from a nearby playing field, whereas Ringwood faces more complex flooding challenges involving streams and ditches.

It was noted that homes on the site use air source heat pumps and that Taylor Wimpey is undertaking a review of its flooding strategy. The Deputy Town Clerk reported ongoing efforts, with support from the County Councillor, to obtain further information from the Lead Local Flood Authority.

2 Market Place (24/11105) – There was no update.

RESOLVED: That the update on Strategic Sites be noted.

P/6602

PROJECTS (current and proposed)

Crow Stream – County Cllr Eyre is assisting with communication with HCC Flood and Water Management Team. They are unable to attend a meeting but are working on a written response.

Thriving Market Place – Engagement with key stakeholders is continuing. The public consultation is scheduled for August with a drop-in event on Wednesday 19 August. The scheme will be considered by NFDC Cabinet on 5 August. An item will be included on the Full Council agenda on 29 July for the Town Council to formally support the scheme.

Due to illness the artist has been unable to complete the initial sculpture of the lying down pig sculpture as expected by the end of June. The Deputy Town Clerk has not yet received the relevant information needed to submit the planning application and HCC license application.

Speed indicator devices – A report will be presented to the August meeting.

Bus Shelters – Taxi shelter refurbishment complete. The recent graffiti will be painted over.

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



ACTION J Hurd

P/6603

NFDC/NFNPA PLANNING COMMITTEE

It was noted that NFDC's Planning Committee meeting is on 8th July and it will consider application 26/10073 Land rear of Willow Cottage, Hightown Road. Cllr M DeBoos will be registered to speak.

NFNPA's Planning Committee meeting is on 21st July and the agenda is not yet available.

P/6604

COMMUNICATIONS

The questions and answers document in relation to SS13 Land off Moortown Lane will be published on the Council's website with the link added to the Facebook page.

There being no further business, the Chairman closed the meeting at 11:25am.

RECEIVED
29th July 2026

APPROVED
7th August 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 3rd July 2026
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
26/10137	The Coach House, 36 Southampton Road, Ringwood. BH24 1JD	Concrete underpinning to rear single-storey extension; rebuild x2no. brick piers (Application for Listed Building Consent)	Permission (1)	
26/10473	38 Broadshard Lane, Ringwood. BH24 1RS	Fence to frontage (Retrospective)	Refusal (4)	The application is contrary to Policy RNP7, which requires hard boundary treatments to be no more than 1m high and in keeping with the rural character, as detailed in the Ringwood Local Distinctiveness SPD. Both the fence and solid gates are out of keeping with the character of the lane and visually intrusive.
26/10488	2 Market Place, Ringwood. BH24 1AY	x1no. illuminated fascia; x 2 no. illuminated projecting signs, non illuminated lettering and vinyl signs to front elevation (Application for Advertisement Consent)	Refusal (4)	The Committee supported the comments of the Conservation Officer.
26/10528	25 Orchard Close, Ringwood. BH24 1LP	Single-storey rear and side extensions; roof lantern; and fenestration alterations	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
26/10532	Opposite 3 Market Place, Ringwood. BH24 1AN	Stand alone frame with defibrillator and bleed kit cabinets for community use	Refusal (4)	Despite there being a number of defibrillators in the vicinity, Members did not object to the provision of another one in principle and supported the concept. It was felt however that the proposed location was not appropriate and would add to the street clutter. In addition, the application is not in keeping with the aims of the Thriving Market Place project.
26/10539	3 Lilac Close, Ringwood. BH24 1JP	Single-storey rear extension following removal of existing conservatory	Permission (1)	
26/10555	10 Rowan Gardens, Ringwood. BH24 3FL	Single-storey rear extension and use of part of the garage as additional living space	Permission (1)	
26/10567	2 Stephen's Walk, Ringwood. BH24 1BU	Single-storey front, rear and side extensions; front verandah to replace porch; rooflight and roof lantern; fenestration alterations and replacement cladding. Removal of conservatory	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
26/10582	Vyne House, 103 Southampton Road, Ringwood. BH24 1HR	Variation of condition 2 of Planning Permission 25/10551 to allow for roof and chimney finish amendments, fenestration changes, add parapet above side window & relocation of side wall containing entrance door.	Permission (1)	
CONS/26/0295	Garden Cottage, 43 Quomp, Ringwood. BH24 1NT	Ash x 1 Reduce	Permission (1)	
CONS/26/0320	9, Strides Lane, Ringwood. BH24 1ED	Ash - fell	Permission (1)	
TPO/26/0290	11 Bishop Court, Ringwood, BH24 1PE	Walnut 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 3rd July 2026

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
26/00375FULL	Heather Acres, Picket Hill, Ringwood. BH24 3HJ	Outbuilding; demolition of existing outbuilding (greenhouse)	Permission (1)	
26/00667CONS	Old Meadows, Hangersley Hill, Hangersley, Ringwood. BH24 3JN	Prune 1 x group of 2 English Oak trees (Group 1 on the plan) Prune 1 x group of 3 English Oak trees (Group 2 on the plan) Fell 1 x Common Ash tree (T1 on the plan)	Permission (1)	
26/00669TPO	Green Hollow, COWPITTS LANE, Poulner Common, RINGWOOD, BH24 3LB	Re-pollard 1 x Sycamore tree (T008 on the plan) (Tree is part of G1 of TPO/0002/26)	Permission (1)	
26/00674CONS	Brackenrigg, Hangersley Hill, Hangersley, Ringwood. BH24 3JN	Fell 2 x False Acacia trees Fell 4 x Holly trees Fell 1 x Horse Chestnut tree Fell 1 x Cherry tree	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

Planning, Town & Environment Committee – 3 July 2026

Land at Snails Lane (25/10114) – Planning Inquiry – Council Involvement

Purpose of Report

- 1.1 To update Members on the current position regarding the planning application for development on Land at Snails Lane, and consider whether the Council should take any further action.

2. Background

- 2.1 The previous Committee Chairman suggested that the Town Council consider applying for Rule 6 status, which would allow full participation in the Inquiry.
- 2.2 Having reviewed this in more detail, this option has now effectively passed. The Planning Inspectorate timetable requires submission of a full Statement of Case by 6 July, setting out detailed arguments supported by evidence. This is not a holding position, and the timescale does not allow sufficient time to prepare a fully evidenced case.
- 2.3 Ellingham, Harbridge & Ibsley Parish Council (EH&I) initially applied for Rule 6 status but has since decided not to proceed on this basis, citing cost and the same time constraints. Instead, it has resolved to support New Forest District Council (NFDC).
- 2.4 NFDC's case is expected to focus primarily on flooding and highways issues. It should also be noted that recent consultee responses suggest that a number of concerns are now being addressed through mitigation or further technical work, meaning the Inquiry is likely to focus on detailed technical matters.

3. Current Position and Options

- 3.1 The Town Council has already submitted a formal objection to the application. This means that it can still be involved in the process by attending the Inquiry as an interested party and requesting to speak in support of its objection (at the Inspector's discretion).
- 3.2 If Members wish to pursue this, a short oral statement would need to be prepared, focusing on issues relevant to Ringwood.
- 3.3 In addition, the Town Council may wish to continue to support EH&I Parish Council, noting that EH&I will in turn be supporting NFDC's case.

4. Recommendation

It is recommended that:

- 1) Members note that Rule 6 participation is no longer a realistic option;
- 2) Members consider whether the Council should maintain involvement as an interested party, including attending and speaking at the Inquiry if appropriate; and
- 3) Members consider whether the Council should continue to support EH&I in its position of supporting NFDC.

For further information, please contact:

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

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 F&WM team after intervention by County Cllr Eyre.	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. Consultants appointed to develop a deliverable, costed scheme for approval by NFDC Cabinet. Animal sculpture ordered, to be funded by NFDC from project costs. Stakeholder engagement in progress. Awaiting confirmation of date for public consultation.	Financial: Funding for delivery yet to be confirmed. Dependency: Progress at this stage is dependent on NFDC.	NFDC Cabinet 05/08/2026. Public consultation event 19/08/2026 TBC.	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. Orders placed for North Poulner Road shelter roof replacement and new seat 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. 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/Enverveo 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.	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