

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

Held on Friday 7th August 2026 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Luke Dadford (Chair)
Cllr Mary DeBoos (Vice Chair)
Cllr Janet Georgiou
Cllr John Haywood
Cllr James Swyer
Cllr Glenys Turner

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

ABSENT: Cllr Peter Kelleher

P/6605 PUBLIC PARTICIPATION

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

P/6606 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Kelleher.

P/6607 DECLARATIONS OF INTEREST

Cllr Swyer declared a pecuniary interest in application 26/10662 The Railway Pub as he is a neighbour. He indicated that he would leave the room when the application was considered.

P/6608 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 3rd July 2026, having been circulated, be approved and signed as a correct record.

P/6609 SS13 LAND OFF MOORTOWN LANE

The Senior Planning Manager for Persimmon Homes / Charles Church had given apologies as he was unable to attend this meeting.

P/6610 PLANNING APPLICATIONS

With the agreement of members, applications 26/10473 and 26/10662 were brought forward for those present.



At 10:18am, Cllr Swyer left the room whilst application 26/10662 was considered and re-joined the meeting at 10:36am.

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

ACTION N Vodden / J Hurd

P/6611

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, a further extension of time has been allowed until the end of September for completion of the legal agreement.

SS14 Land north of Hightown Road (21/11042) – no update.

Land off Moortown Lane (21/11723 and 23/10707) – Application to vary condition 5 of application 21/11723 to amend the house designs in Phase 1A has been submitted and will be considered under delegated powers.

2 Market Place (24/11105) – Planning application 26/10699 for variation of condition 2 of application 24/11105 to allow fenestration and internal layout alterations was considered earlier in the meeting.

Snails Lane (25/10114) – An update had been circulated to Members on 14th July. NFDC's position is that planning permission should be refused as set out in its Statement of Case. Highways issues have been resolved and HCC no longer objects to the proposal subject to various obligations and conditions. The main unresolved issue is now flood risk and a response is awaited from HCC as Lead Local Flood Authority.

RESOLVED: That the update on Strategic Sites be noted.

P/6612

PROJECTS (current and proposed)

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

Thriving Market Place – A report went to NFDC Cabinet on 5th August and the outcome was the same as the officer's recommendation "Ringwood Market Place is recommended to be subject to further work to consider suitable approach to delivery potentially including further public consultation, prior to a future decision by Cabinet to determine next steps".

An extract of NFDC's press release of 6th August states

"During Cabinet, other wider projects were considered, including the



Ringwood market place project which was proposed in October 2024. While recognising the strong local support for the scheme and its potential contribution to the town centre, Cabinet agreed that further work is needed to explore delivery options and potential funding opportunities before any additional Strategic CIL funding commitments are made.

Cllr Tipp added: "Ringwood's market place is an ambitious project with the potential to make an important contribution to the future of the town centre. Today's decision is not about stepping away from the project. It is about ensuring we take the time needed to establish the most appropriate delivery approach and funding strategy before further commitments are made."

Thanks were extended to those Councillors who attended the Cabinet meeting.

In relation to the lying down pig sculpture, the artist has completed an initial sketch, but has not yet provided the information required to submit the planning application and HCC licensing application. A site visit has been arranged.

Bus Shelters – A new roof has been installed on the brick shelter in North Poulner Road. The new seat is awaited. A new bench has been installed behind the shelter in Eastfield Lane.

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

ACTION J Hurd

P/6613

NFDC/NFNPA PLANNING COMMITTEE

It was noted that NFDC's Planning Committee meeting is on 12th August and it will consider application 26/10124 Myrtle Cottage, Streets Lane, Crow. A written submission will be submitted.

NFNPA's Planning Committee meeting is on 18th August and there are no Ringwood planning applications listed.

P/6614

COMMUNICATIONS

A press release in relation to installation of the bench at Eastfield Lane is to be arranged.

ACTION J Hurd

There being no further business, the Chairman closed the meeting at 11:29am.

RECEIVED
30th September 2026

APPROVED
4th September 2026

TOWN MAYOR

COMMITTEE CHAIRMAN

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

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Chairman's initials



Annex A to Planning, Town Environment Committee Minutes 7th August 2026
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
26/10362	Poulner Farm House, 5 Butlers Lane, Poulner, Ringwood. BH24 1UB	Variation of Condition 2 of application 25/10582 to allow fenestration and material alterations	Permission (1)	
26/10473	38 Broadshard Lane, Ringwood BH24 1RS	RE-CONSULTATION: Fence to frontage (Retrospective)	Refusal (4)	The amended plans do not address the concerns previously raised. The application is contrary to Ringwood Neighbourhood Plan Policy R7, which requires hard boundary treatments to be no more than 1m high and in keeping with the rural character. Both the fence and solid gates are out of keeping with the character of the lane and visually intrusive.
26/10477	31 Eastfield Lane, Ringwood. BH24 1UP	Two-storey front extension	Refusal (2)	The Committee wished to support the Tree Officer's comments and had concerns about the impact on parking arrangements.

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	RE-CONSULTATION:Stand alone frame with defibrillator and bleed kit cabinets for community use	Refusal (4)	The Committee commend and thank Nationwide for the intention. 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 amended proposed location was inappropriate and would add to the street clutter. In addition, the application is not in keeping with the aims of the Thriving Market Place project. The Committee would wish to invite Nationwide to discuss with the Council a more appropriate location.
26/10533	India Cottage, 35 Christchurch Road, Ringwood. BH24 1DG	Sever existing site and creation of x1no. dwelling at rear with parking	Refusal (4)	The proposal does not comply with Ringwood Neighbourhood Plan Policy R10. The RNP encourages gentle densification, however this proposal appears as overdevelopment.
26/10577	6, Northumberland Court, Ringwood. BH24 1AG	Fenestration alterations; fences to east and south boundary and removal of side door (Retrospective)	Permission (1)	It was noted that the Conservation Officer's report was not available.
26/10591	Poulner Farm House, 5 Butlers Lane, Poulner, Ringwood. BH24 1UB	Single-storey rear extension incorporating a glazed link with the farmhouse. new porch; replace existing window with door and reinstate window on west elevation; studwork partitions on ground floor: demolition of existing rear extension.	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
26/10608	Brook Cottage, 7 Butlers Lane, Poulner, Ringwood. BH24 1UB	EV charging point, 6 solar panels to outbuilding roof	Permission (1)	
26/10625	Vyne House, 103 Southampton Road, Ringwood. BH24 1HR	Single-storey extension; creation of partition walls in house and removal of internal wall in outbuilding; replacement of ground floor window on the west elevation and first floor window on the east elevation with double glazed sash windows (Application for Listed Building Consent)	Permission (1)	The Committee supported the Conservation Officer's recommendations.
26/10644	Ringwood County Junior School, Hightown Road, Ringwood. BH24 1NH	Single-storey building to provide educational support facilities following removal of existing shed	Permission (1)	
26/10660	2, Northfield Road, Ringwood. BH24 1LU	Two storey side extension and single-storey rear and side extension following demolition of existing pergola structure	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
26/10662	The Railway Pub, 35 Hightown Road, Ringwood. BH24 1NQ	Canvas canopy over the existing outdoor garden amenity area and covered link between the existing Public House and stretch tent (Retrospective)	Refusal (2)	Members recognised the pub as a valued local business, however were concerned about the application's impact on neighbouring properties and recommended a condition be imposed in relation to noise management to address the issues raised by residents.
26/10672	Unit 17, Endeavour Business Park, Crow Arch Lane, Ringwood. BH24 1SF	Use of land for vehicle repairs, servicing and maintenance (Lawful Use Certificate for retaining an existing use or operation)	Raise no objection	
26/10680	4a High Street, Ringwood. BH24 1AF	Roof alterations and two dormers to the rear. Alterations to enlarge existing first/second floor flat.	Permission (1)	It as noted that the Conservation Officer's report was not available.
26/10699	Ringwood Shopping Centre, 2 Market Place, Ringwood. BH24 1AW	Variation of condition 2 of application 24/11105 to allow fenestration and internal layout alterations.	Permission (1)	
26/10703	Brook Cottage, 7 Butlers Lane, Poulner, Ringwood. BH24 1UB	EV charging point, 6 solar panels to outbuilding roof (Application for Listed Building Consent)	Permission (1)	
26/10712	The Stables, 30 New Street, Ringwood. BH24 3AD	Change of use of existing office building to x1 dwelling (Prior Approval Application)	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
26/10715	72, Parsonage Barn Lane, Ringwood. BH24 1PZ	Use of garage/outbuilding as ancillary accommodation to main dwelling	Refusal (4)	The Committee felt this proposal was not ancillary accommodation to the main dwelling and therefore it is not compliant with Ringwood Neighbourhood Plan Policy R10.

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 7th August 2026

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
26/00540FULL	Applegarth, Hightown Hill, Ringwood BH24 3HG	Installation of klargester Biodisc 6 treatment plant, drainage field, blocking up of existing cess pit; infilling of existing swimming pool	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

Applications decided under delegated powers: to be noted on 7th August 2026

Number	Site Address	Proposal	Decision
25/01016F ULL	2 Gladstone Cottages, Hightown Hill, Ringwood. BH24 3HA	One and two storey extensions; rooflights	3.7.26 P(1) Recommend permission, but accept the Planning Officer's decision.
CONS/26/ 0323	9 West Street, Ringwood. BH24 1DY	Fig x 1 Fell	3.7.26 P(1) Recommend permission, but would accept the Tree Officer's decision.
CONS/26/ 0336	Quaker Court, Eynon Mews, Ringwood. BH24 1EW	Cherry x 1 Fell	9.7.26 P(1) Recommend permission, but would accept the Tree Officer's decision.
CONS/26/ 0349	Monks Hatch, 30 Lynes Lane, Ringwood. BH24 1EH	Ash x 2 Fell Apple x 1 Fell	9.7.26 P(1) Recommend permission, but would accept the Tree Officer's decision.
26/10488	2 Market Place, Ringwood BH24 1AY	x1no. illuminated fascia; x 1 no. illuminated projecting signs, non illuminated lettering and vinyl signs to front elevation (Application for Advertisement Consent)	22.7.26 R(2) Recommend refusal, but would accept the Planning Officer's decision. We welcome the amendments to the scheme, particularly the more subtle approach to illumination. However, concerns remain regarding the proposed use of aluminium rather than timber and the overall signage design, which we do not consider to be fully sympathetic to the conservation setting. Please note that the comments of the Conservation Officer on the amended plans were not available at the time of commenting.

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 end August, 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. Consultants appointed to develop a deliverable, costed scheme for approval by NFDC Cabinet. Animal sculpture ordered, to be funded by NFDC from project costs. Awaiting outcome of Cabinet meeting on 5 August 2026.	Financial: Funding for delivery yet to be confirmed. Dependency: Progress at this stage is dependent on NFDC.	NFDC Cabinet 05/08/2026.	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. 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:

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