

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

Held on Friday 4th September 2026 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

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

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

ABSENT: Cllr Janet Georgiou

P/6615 PUBLIC PARTICIPATION

There were no members of the public present.

P/6616 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Cllr Georgiou.

P/6617 DECLARATIONS OF INTEREST

Cllr Haywood indicated that he would leave the meeting when the Committee considered application 26/10763 as he lives in Seymour Road.

P/6618 MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the meeting held on 7th August 2026, having been circulated, be approved and signed as a correct record.

P/6619 PLANNING APPLICATIONS

At 10:10am, Cllr Haywood left the meeting for application 26/10763 and re-joined at 10:12am.

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

ACTION N Vodden / J Hurd

P/6620 STRATEGIC SITES



To receive updates in relation to strategic sites:-

Land off Crow Lane / Crow Arch Lane (Beaumont Park) – no update.

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

Land off Moortown Lane (21/11723 and 23/10707) – no update.

2 Market Place (24/11105) - Application 26/10699 – Variation of condition 2 of application 24/11105 to allow fenestration and internal layout alterations – was considered earlier in the meeting (*P/6619 refers*)

Snails Lane (25/10114) – The planning inquiry starts next week.

RESOLVED: That the update on Strategic Sites be noted.

P/6621

COMMUNITY NOTICEBOARDS

Cllr DeBoos addressed the Committee in relation to Labour Women's Group (LWG) previous presentation about community noticeboards in Ringwood and its desire to make improvements. The one to the rear of Iceland is in a poor state of repair and there is a better location in town.

A new enclosed noticeboard may be possible on the side of Sue Ryder, and an approach had been made to Sainsbury's, which is responsible for that area. In addition, there is potential to have another one at Tesco's, Poulner. Costings and landowner permission is being sought. LWG is happy to co-ordinate and manage content.

It was noted that there is no budget provision. If the proposal was supported, this could be considered for funding from next year's budget. It was noted that CIL funding could possibly be allocated.

RESOLVED: That the proposal regarding the provision of community noticeboards be supported, in principle, subject to funding and permissions.

ACTION J Hurd

P/6622 LOCAL PLAN REVIEWS

Members noted the Deputy Town Clerk's update (*Annex B*) on NFDC and NFNPA Local Plan reviews. NFNPA is proceeding as expected, using the old National Planning Policy Framework (NPPF) and will submit its plan by the end of the year. NFDC's cabinet has agreed to pause its Local Plan review, due to the new NPPF and Local Government re-organisation. Work undertaken to date will feed into the plan but it will not be submitted as was expected. The impact on the review of Ringwood Neighbourhood Plan will be considered at a future meeting.

RESOLVED: 1) That the progress of the New Forest National Park Authority Local Plan Review and the current Regulation 19 consultation process be noted;



- 2) That the Town Council submits no further representation in response to the current NFNPA Regulation 19 consultation;
- 3) That the revised approach adopted by New Forest District Council in relation to its Local Plan Review be noted;
- 4) That the potential implications for the timing and scope of any future review of the Ringwood Neighbourhood Plan be noted; and
- 5) That a further report on the future review of the Ringwood Neighbourhood Plan be brought to a subsequent meeting of the Committee.

ACTION J Hurd

P/6623

PROJECTS (current and proposed)

Crow Stream – County Cllr Eyre is chasing for a written response from HCC's Flood & Water Management Team (HCC FWM). The grounds team has carried out some clearance works adjacent to Footpath 41a, further increasing the capacity of the stream and improving access. The Deputy Town Clerk is arranging a meeting to discuss various flooding and drainage issues in October 2026 with HCC FWM, Highways and Flood Wardens. The clearance date for Crow stream is 1st October and 20 volunteers have put themselves forward.

Thriving Market Place – NFDC and HCC had a meeting last week to look at costings and phasing of the project and NFDC officers are actively working on this.

Lying down pig sculpture – The artist has carried out a site visit and a suitable location has been identified. This is dependent on an NFDC litter bin being moved. A response is awaited from NFDC and, if confirmed, the Deputy Town Clerk will submit the planning and HCC licencing applications.

Bus Shelters – The new bench in the North Poulner Road shelter has been installed. All work funded by grants from NFDC and HCC is now complete. A press release will follow.

SIDs – NFDC Community Safety Team are looking at best practice in order to develop a local delivery model. The outcome of this is awaited before proceeding further.

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

ACTION J Hurd

P/6624

NFDC/NFNPA PLANNING COMMITTEE

It was noted that NFDC's Planning Committee meeting is on 9th September and it will consider applications 26/10073 Land at Willow Cottage and 26/10473 38 Broadshard Lane. Cllr Hayward would be registered to speak on both applications on behalf of the Council.

The agenda for NFNPA's Planning Committee meeting is not yet available.

ACTION J Hurd



**P/6625
COMMUNICATIONS**

Members considered a suggestion that there may be instances where it would be beneficial to speak to applicants about decisions made on planning applications.

ACTION J Hurd

There being no further business, the Chairman closed the meeting at 10:54am.

**RECEIVED
30th September 2026**

**APPROVED
2nd October 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 4th September 2026
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
26/10533	India Cottage, 35 Christchurch Road, Ringwood BH24 1DG	Sever existing site and creation of x1no. dwelling at rear with parking (Amended Plans)	Refusal (4)	The amended plans did not address previous concerns raised. The proposal does not comply with Ringwood Neighbourhood Plan Policy R10. The RNP encourages gentle densification, however this proposal appears as overdevelopment. In addition, the Committee wished to support the neighbour concerns regarding overlooking.
26/10641	9 Moorland Gate, Ringwood. BH24 3BD	Rear balcony to replace existing juliet balcony	Refusal (2)	The Committee noted the neighbours comments and were of the view that noise and disturbance from the use of a balcony, to those using the adjacent properties gardens, would be perceived as overlooking.
26/10699	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).	Permission (1)	
26/10760	9 Watership Drive, Hightown, Ringwod. BH24 1QY	Removal of existing front enclosed porch and erection of single-storey rear and front extension with open porch	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
26/10763	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	Permission (1)	
26/10767	Little Thatches, 1 The Bridges, Ringwood. BH24 1EA	First-floor rear extension	Permission (1)	The Committee assume that a full flood risk assessment will be undertaken before approval, given the location.
26/10781	22A Christchurch Road, Ringwood. BH24 1DN	Erect 1.8m high boundary fence; replacement chimney cowl.	Permission (1)	This comment relates to plans uploaded to the portal on 3.9.26.
26/10782	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)	Permission (1)	This comment relates to plans uploaded to the portal on 3.9.26.
26/10784	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.	Permission (1)	It was noted that there was no Conservation Officer's report available.
26/10813	5, Duck Island Lane, Ringwood. BH24 3AA	Detached single garage	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
26/10821	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).	Permission (1)	
CONS/26/0445	Brookside, 26 Quomp, Ringwood, BH24 1NT	Plum x 1 Coppice Common Ash x 1 Reduce	Permission (1)	
CONS/26/0461	Cornerways House, 2 School Lane, Ringwood, BH24 1LG	Pine x 1 Fell	Permission (1)	
TPO/26/0462	8 Eastfield Court, Ringwood, BH24 1US	Ash 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 4th September 2026
 Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
26/00953cons	Acre Cottage, Hangersley Hill, Hangersley, Ringwood. BH24 3JN	Fell 1 x Plum tree (T1 on the plan) Fell 1 x Strawberry tree (T2 on the plan)		
cons/26/00928c	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)	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

Applications decided under delegated powers: to be noted on 4th September 2026

Number	Site Address	Proposal	Decision
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	7.8.26 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		RE-CONSULTATION	20.8.26 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:

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