

Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT

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PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

25th October 2018

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 2nd November 2018** at 10.00am or at the conclusion of the public participation 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 MEETING

To approve as a correct record the minutes of the meeting held on 5th October 2018

5. PLANNING APPLICATIONS

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

6. FLOODING AND DRAINAGE ISSUES

To receive notes of the meeting held on 18th October 2018 (*Report B*)

7. HIGHWAYS MAINTENANCE ISSUES

To receive an update on outstanding highways maintenance issues

8. PROJECTS

To receive an update on projects (*Report C*)

9. COMMITTEE BUDGET 2019/20

To give initial consideration to proposals for inclusion in the Committee's budget for 2019/20

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.

Committee Members

Clr Chris Treleaven(Chairman)
Clr Tim Ward (Vice Chairman)
Clr Andrew Briers
Clr Philip Day
Clr Hilary Edge
Clr Christine Ford
Clr Gloria O'Reilly
Clr Tony Ring
Clr Angela Wiseman

Ex Officio Members

Clr Tony Ring
Clr Philip Day
Student Advisors
Sophie Emery
Accalia Smith

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

The Use Classes Order: Summary

A1	Shops
A2	Financial and Professional Services
A3	Food and Drink
B1	Business, including offices, research and development and light industrial
B2	General industrial building
B3	Special industrial: alkalis etc
B4	Special industrial: smelting etc
B5	Special industrial: bricks etc
B6	Special industrial: chemicals etc
B7	Special industrial: animal products etc
B8	Storage and Distribution
C1	Hotels and Hostels
C2	Residential Institutions
C3	Dwelling Houses
D1	Non Residential Institutions
D2	Assembly and Leisure

Schedule of Planning Applications to be considered on 2nd November 2018 at 10.00am

Number	Applicant	Site Address	Proposal
18/11069	Surereed Ltd	23-23A, Market Place, Ringwood. BH24 1AN	Create 1 residential flat; use as one shop
18/11070	Surereed Ltd	23-23A Market Place, Ringwood. BH24 1AN	Create 1 flat; remove internal wall to create one shop (Application for Listed Building Consent)
18/11300	Mrs Terry	16-18 Southampton Road, Ringwood. BH24 1HY	Shopfront alterations
18/11318	Mr Sismey - Ringwood School	Ringwood School, Parsonage Barn Lane, Ringwood. BH24 1SE	One & two-storey building to be used as assembly hall and associated alterations
18/11336	Mr & Mrs Hill	196, Southampton Road, Ringwood. BH24 1JG	Single-storey rear extension
18/11348	Mr & Mrs Brothers	53, Parsonage Barn Lane, Ringwood. BH24 1PT	Alterations to existing house and annexe to create additional separate dwelling; parking; landscaping
18/11349	Sainsbury's Supermarket Limited	Sainsburys Supermarket, 24, Meeting House Lane, Ringwood. BH24 1EY	Display 2 non illuminated Wall Panel Signs (Application for Advertisement Consent)
18/11370	Mr & Mrs Milford	27, Crow Lane, Ringwood. BH24 3FJ	Single-storey rear extension; change of use of garage to living accommodation and store
18/11375	Mr Serkovich	2 Link Road, Ringwood. BH24 1TT	Single-storey side and rear extension
18/11388	Mr Gulliver	1 Manor Court, Ringwood. BH24 1LW	1m high boundary fence; 1.8m high garden fence



Number	Applicant	Site Address	Proposal
CONS/18/0981	Mr Carrigan	June Cottage, St Aubyns Lane, Hangersley, Ringwood. BH24 3JU	Fell 1 x Conifer tree Prune 1 x Chestnut tree Prune 4 x Oak trees Prune 1 x Group of Conifer trees
CONS/18/1000	Mr Eaton	Somers House, 63 Southampton Road, Ringwood. BH24 1HE	Prune 1 x American Red Oak tree

Applications decided under delegated powers: to be noted

on 2nd November 2018 at 10:00 am

Number	Applicant	Site Address	Proposal
18/11152	Mr & Mrs Heathcote	10, The Mount, Poulner, Ringwood. BH24 1XX	Single-storey rear extension; change of use of garage to living accommodation and store.

The initial recommendation for refusal (4) of the application was made on 5th October by the Committee. It objected to the Planning Officer's comment which suggested the resulting lack of parking could be resolved by on-road parking. This application clearly does not meet the Parking Standard for a 3-bed property.

The Deputy Town Clerk was approached following the meeting by the Planning Officer who indicated that the proposal had been changed and this was considered by the Chairman and Vice-Chairman under delegated powers.

On 15th October, the recommendation was amended to P(1) on the basis that the change of use of the garage to living accommodation has been removed from the application, and the proposal is now simply for a single-storey rear extension to replace an existing conservatory, which will neither generate the need for additional parking provision, nor result in the loss of garage space.- amended after meeting

Flooding and Drainage Issues at Crow

Notes of meeting held on 18 October 2018 at NFDC offices, Lyndhurst

Attendees at the meeting included representatives from:

NFDC - New Forest District Council (Planning)

HCC - Hampshire County Council (Flood & Water Management)

HH - Hampshire Highways

RTC - Ringwood Town Council

Linden Homes

1. Culvert at northern entrance to Linden Homes site off Crow Lane

These works, to replace one 900mm pipe with 2 x 525mm pipes, were undertaken outside of the planning application process, as part of the s278 agreement.

It was explained that the requirement for the two smaller culverts arose from the need to increase the depth of the access road to ensure it was structurally sound.

It was confirmed that HCC had given Ordinary Watercourse Consent to Linden Homes for the installation of the culverts. Although the agreed plans did not include an access chamber for maintenance, it was clear from the drawings that access could be gained from the ditch to both ends of the 525mm pipes, and this would facilitate maintenance in future.

It was confirmed that Linden Homes would continue to be responsible for clearing the culverts until the bell mouth and estate roads were adopted by HCC. At that point, probably in about 12 months' time, HH would assume responsibility for keeping the culverts clear. It was noted that some jetting had already been carried out by Linden Homes.

2. Outfall from SANG

It was explained that the purpose of this system was to take water from the ditch into the basins on site during periods of flood. HCC confirmed that the developers had provided a very detailed model of the whole area to show how surface water would be dealt with, in order to meet their responsibility to ensure that no additional surface water leaves the site than it would have done in its undeveloped state, and that the flow rate would not increase. This system had been designed to alleviate flooding in the ditch.

It had previously been agreed to install two non-return flap valves and Linden Homes agreed to confirm when this work had been carried out.

3. Crow Wetland

RTC explained that the Crow Stream, which flowed at a much faster rate than the Crow Lane Ditch, was backflowing into the wetland area south of Crow Crossroads after heavy rainfall, and preventing the ditch from draining. HH had plans to open up the Moortown Lane drainage system this winter and, as part of the investigation into doing this, had recommended "constructing a concrete bag work barrier south of the headwall outfall to the stream to prevent the main river backing up". Despite having recommended this, HH had raised concerns about the effectiveness of this suggestion, and about the future maintenance liability if it were to be implemented.

There was a concern that if the Moortown Lane system was opened up as planned, it could be overwhelmed. Without the recommended non-return flap valve, there will be no improvement to the flow down the Crow Lane ditch from Hightown and, in times of flood,

water will simply continue to flow back through the wetland from the flooded Crow Stream and up into the ditch. As before, the flood relief drain will simply be taking the water from the stream and not from the ditch, and water from the stream will continue to back up in the ditch until the water level in the stream falls.

It was noted that NFDC was holding £50,000 developers' contributions from Linden Homes, that had been allocated specifically for drainage improvements in the area. It was confirmed that use of these funds for construction of a non-return valve would be supported, if all parties were in agreement. It had been suggested that this work could be carried out by the team of volunteers who undertook annual maintenance of the Crow Stream, under the guidance of HCC.

It was agreed that RTC would repeat the request for a non-return flap valve to HH, and put forward the suggestion of this being constructed and maintained by volunteers in the event that HCC maintained their current position.

Post-meeting note – HH are looking in to carrying out further detailed investigations on proposals to prevent backflow from Crow Stream, and opening up the Moortown Lane system.

4. Roadside ditch at bottom of Crow Hill

RTC explained that a ditch to the east of Crow Crossroads and to the north of the road had been blocked by large vehicles overrunning the adjacent narrow grass verge and pushing it in to the ditch. This is the only exit for water coming down Crow Hill, and if it is not cleared all the work previously carried out by HH further up the Hill will have been for nothing.

It was agreed that this information be forwarded to the Flood & Water Management Team for investigation. They would be able to identify the riparian owner responsible for maintenance of the ditch and could take enforcement action if necessary.

Post meeting note – HH said that if the ditch was cleared out/piped, they would provide some roadside markers to try and prevent overrunning.



Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2018-19 budget)								
A1	Traffic Assessment	Agreed not to proceed at Full Council 27/06/2018 (C/6167 refers)	£4,000 (Provision)	£0	£0	N/A	N/A	Budget revised from £7,000
A2	Cycle Stands	Site identified near Old Bank House – JH to investigate progressing as a stand-alone project	£500 (Provision)	£0	£500	Minimal	Probable	Included in plans for Market Place improvements
A3	Crow Stream	See separate item on agenda. Stream banks to be sprayed in Spring to control growth of hemlock water dropwort.	£1,020	£459	£1,020	Moderate	Probable	Annual flail and clearance by volunteers carried out in August/September.
A4	Human Sundial	HCC have offered an engineer to project manage the scheme early in the new year.	£8,000	£500	£8,000	Moderate	Possible	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518))
A5	Neighbourhood Plan	Agreed by Full Council on 26/9/18 to proceed towards adopting a NP. Consultants invited to speak at Full Council on 31/10/18.	£3,000	£0	£3,000	Moderate	Possible	
A6	Sign Painting at Friday's Cross	Contractor engaged and deposit paid – awaiting notification of start date.	£1300 + contributions	£756	£1300 + contributions	Moderate	Probable	Ringwood Society project, with contribution and support from RTC Budget increase and procurement agreed by P&F 19/9/18 (F/5606)
A7	Street-lighting in Kings Arms Lane	Awaiting details of options and outline costs from HCC/SSE	£0	£0	£800	Minimal	Possible	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497)) HCC agreed to adopt for maintenance purposes.

Projects with budgetary implications (not included in 2018-19 budget but added since)

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Projects with no budgetary implications

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	HCC aiming to complete detailed design for crossings to the north and south of the Lidl roundabout by the end of the year, with works expected to be completed by April 2019.				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	Awaiting decision on bid for designated funds for town centre improvements. Next meeting with HE due early 2019.				Moderate	Unlikely	Start date expected to be end March 2021
C3	Moortown drainage improvements	See separate item on agenda. HCC looking in to carrying out further detailed investigations to prevent backflow from Crow Stream and open up the Moortown Lane system.				Moderate	Possible	
C4	Pedestrian Crossing Castleman Way	Developers' contributions allocated but site does not meet HCC criteria for toucan crossing. Agreed to revisit following promotion of cycle path through Forest Gate Business Park.				Minimal	Unlikely	
C5	Improved signage for cycle path through Forest Gate Business Park	Request to HCC to include in the scheme for C1 above. If this is not possible, JH will investigate RTC undertaking this work with use of developers' contributions.				Minimal	Probable	

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