

OPEN SESSION: There were 2 members of the public present to observe discussions on agenda items.

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

Held on Friday 6th November 2015 at 10.00am

Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Emma Blake
Cllr Andrew Briers
Cllr Philip Day
Cllr Christine Ford
Cllr Mark Steele
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Millie Wells, Student Advisor (until 11:08am)
Rosie Mabb, Student Advisor (until 11:08am)
Cllr Rippon-Swaine (until 10:33am)

P/5243

APOLOGIES FOR ABSENCE

The Deputy Town Clerk reported that no apologies for absence had been received.

P/5244

DECLARATIONS OF INTEREST

Cllr Ford declared a non-pecuniary interest in application 15/11349 as the owner is a personal friend.

Cllr Treleaven declared a non-pecuniary interest in application 15/11453 as he lives close by.

Cllr Ward declared a non-pecuniary interest in application 15/11318 as the applicant is a neighbour.

Cllr Day declared a pecuniary interest in application 15/11394 as the agent is his wife and the applicant is a client. He took no part in discussions or decision making.

It was noted that Cllrs Day, Ward, Wiseman and Treleaven attended a Business Breakfast meeting at Framptons (15/11394) as part of the Ringwood Business Partnership.

P/5245

MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 2nd October 2015, having been circulated, be approved and signed as a correct record.

P/5246

HIGHWAYS ISSUES

The Chairman welcomed Chris Elliott, Head of Planning & Transportation at NFDC, who had been invited to attend, to address issues raised by Councillors on how their

observations on highways issues were considered, when they came before the Planning and Development Control Committee (PDCC). There was some frustration with the lack of weight given to the Committee's observations to planning applications, when they opposed the Highways Officer's view (*Minute P/5241 from meeting held on 2nd October 2015 refers*) and that, should these views be pursued, they would not be supported on appeal.

Mr Elliott explained that HCC Highways Officers have technical guidance notes to refer to, when assessing a planning application or traffic management issues, and often what the public perceive as a highways issue is not supported by this technical guidance. Whilst the Council's view and local knowledge is considered alongside the formulas used by HCC, and it's acknowledged that the formulas don't always work and that there needs to be a degree of flexibility, he explained that where an application does meet the technical criteria, it is unlikely that refusal would be supported on appeal.

He indicated that as a result of recent changes at HCC and significant reductions in funding, there would no longer be a presence from Highways at PDCC, to advise the Committee on routine matters, but that an Officer would be present on major applications. It was unclear how satisfactory the new arrangement would be and he has requested that greater detail is given in reports prepared on traffic issues and where it is clear that there are representations on Highways issues, in the run up to PDCC, for them to be addressed more specifically. It is unlikely that RTC will have the Highways Officers comments before the application is considered by this Committee.

Cllr Day enquired how the knock on effects of an application would be investigated, if it was likely to cause a traffic issue not in the vicinity, but on surrounding roads. Mr Elliott explained that it would be legitimate to consider routeing to get to the principle travel network, however it would be for the authorities to look at any issues with, for example, parking in the surrounding area and impose Traffic Regulation Orders as appropriate, rather than refusing the planning application. With the Governments agenda for growth, the message has been that applications should not be refused due to highways issues unless the impact is severe.

Mr Elliott confirmed that HCC fund any traffic management measures, giving NFDC funds to carry out the work on an agency basis. Town and Parish Councils are consulted to develop a programme of works. HCC is currently undertaking a major review of its Environment Department and it's expected that the funds available will be substantially reduced. Therefore, discussions in respect of the 2016/17 programme are on hold at the present time.

P/5247 PLANNING APPLICATIONS

Members considered the planning applications and noted applications determined under delegated powers as detailed in *Annex A* attached.

The Student Advisors left the meeting at 11:08am following consideration of 15/11421.

*15/00736 – Cllr Steele declared a non-pecuniary interest due to a business interest.
15/11318 - Cllr Ward declared a non-pecuniary interest as the applicant is a neighbour.
15/11349 - Cllr Ford declared a non-pecuniary interest as the owner is a personal friend.
15/11393 – Cllrs Day and Treleven declared a non-pecuniary interest as they are customers.*

15/11394 - Cllr Day declared a pecuniary interest as the agent is his wife and the applicant is a client and he took no part in discussions or decision making. It was noted that Cllrs Day, Ward, Wiseman and Treleaven attended a Business Breakfast meeting at Framptons as part of the Ringwood Business Partnership.
15/11453 - Cllr Treleaven declared a non-pecuniary interest as he lives close by.
15/11505 – Cllr Day declared a non-pecuniary interest as he lives at Moortown House and knows the applicant.

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

ACTION Nicola Vodden

P/5248

NEW FOREST DISTRICT COUNCIL – LOCAL PLAN REVIEW – CALL FOR SITES

As part of the NFDC's Local Plan Review, Members were asked to consider *Annex B* and to respond to the NFDC's 'call for sites', which is part of its Strategic Land Availability Assessment (SLAA), a technical assessment designed to identify land in the area that might be available and suitable for development, for a range of uses.

The Deputy Clerk's report indicated sites put forward for consideration for housing by the Council in 2008 and 2011, and Members were asked to reconsider whether any of the sites listed in para 3 should be put forward again, and if there were any new sites that consideration could be given to.

Cllr Treleaven reported that an extension of time for Ringwood Town Council's submissions had been allowed until 30th November 2015. He clarified that any possible sites that the Committee puts forward are not being allocated for development, but were being suggested for further investigation in terms of local constraints and sustainability.

Members were clear in their view that, should any large scale development be considered an option in the future, this would only be conceivable if the appropriate infrastructure, particularly roads, is planned and implemented at the same time.

Cllr Blake left the meeting at 12 noon.

Following discussions, including restrictions on suitability, resulting suggestions to be put forward can be found at *Appendix A*.

RECOMMENDED: That the list of sites detailed in *Annex B Appendix A*, be further considered by Full Council, as those to be submitted in response to the NFDC's 'Call for Sites', for possible development subject to further investigation in terms of local constraints and sustainability

ACTION Jo Hurd

P/5249

A31 UPDATE

The Deputy Town Clerk presented an update on resurfacing works and Highways England proposals for road widening – *Annex C*.

The Chairman thanked the Deputy Clerk for her efforts in obtaining the information and reiterated that, in respect of the decision whether to close West Street, Highways England is urged to consult with the Council at the earliest stage of their thinking and investigations.

RESOLVED: 1) That the update on resurfacing works and Highways England proposals for road widening be noted
2) That a letter be sent to Highways England requesting that, due to the significant impact the closure of West Street could have on the viability of the town, the Town Council is involved in discussions at an early stage

ACTION Jo Hurd

P/5250

PROPOSED ACCESS FROM THE FURLONG TO THE MARKET PLACE

Cllr Day reported that although Mark Kincead, Development Securities Ltd, had been aware of the proposal for a new access through the churchyard into The Furlong, that he had received no formal request from Ringwood Parish Church.

The Deputy Town Clerk reported that a copy of the original letter received by the Council had been forwarded to his office and a response was expected in due course.

RESOLVED: That the update given be noted

ACTION Jo Hurd

Cllr Steele left the meeting at this point.

P/5251

COWPITTS LANE

The Committee was requested by Full Council (C/5746) to consider recommending road safety improvements on Cowpitts Lane (and other country lanes that are feeders to/from the A31, such as Linford Road, Crow Hill and Hightown Hill), following the recent 'hit and run' incident in Cowpitts Lane, Ringwood and calls locally for measures to be introduced.

Following discussions, the Committee concluded that prior to approaching HCC, that the police be asked, on conclusion of their investigation, whether there were any safety measures that could be introduced to prevent a similar occurrence in the future.

Cllr Briers referred to Hampshire County Council's Draft Walking Strategy, which was considered by the Recreation, Leisure and Open Spaces Committee on 4th November (OS/5563) and suggested that this could be a local example of the need to promote pedestrian safety and Members agreed that this should be included in the response to HCC.

RESOLVED: 1) That Hampshire Constabulary be requested to comment, on conclusion of the investigation into the recent 'hit and run' accident on Cowpitts Lane, on any safety measures that could prevent a similar occurrence in the future

2) That the need to promote pedestrian safety should be included in the response to Hampshire County Council's consultation on their Draft Walking Strategy

ACTION Jo Hurd

**P/5252
BUDGET 2016/17**

Members were asked to give initial consideration to the Committee's budget requirements for 2016/17 (*Annex D*), in terms of new projects or items to be removed from the budget.

The Deputy Town Clerk reported that a more detailed report would be prepared for the next meeting.

RESOLVED: That no further action be taken at this stage

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12.53 pm.

RECEIVED
25th November 2015

APPROVED
4th December 2015

TOWN MAYOR

COMMITTEE CHAIRMAN

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

Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
15/11236	The Orchard, Crow Lane, Crow, Ringwood. BH24 3DZ	Re-consultation:-One pair of semi-detached houses; parking; demolition of existing	Refusal (4)	Members felt that the proposal would be too dominant and out of character within the street scene, particularly as the ridge height would increase from 6.4m to 8.2m and that the dormers would be out of keeping. They also queried the parking arrangements as access to the 4 spaces shown was not clear.
15/11276	Land of 115, Eastfield Lane, Ringwood. BH24 1UW	House; access and parking alterations	Refusal (4)	The Committee supported the Highways Officer's comments in relation to the access to the property, remoteness of the parking bays in relation to the house, and displaced parking onto Eastfield Lane which, at this point, would be detrimental to highway safety.
15/11297	16, Jubilee Close, Ringwood. BH24 1XU	Conservatory (Retrospective)	Permission (1)	
15/11316	24, Lakeside, Hightown, Ringwood. BH24 3DX	Single-storey rear extension; boundary fence.	Permission (1)	
15/11318	39, Woodstock Lane, Ringwood. BH24 1DT	Single-storey and rear extensions	Refusal (4)	The Committee supported the Conservation Officer's view in that the roof design would be out of keeping with the host building and neighbouring properties, having a detrimental effect on the Conservation area, particularly due to its prominent location.

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
15/11319	Keble, 7, Christchurch Road, Kingston, Ringwood. BH24 3AX	Single-storey rear extension	Permission (1)	
15/11330	10, Top Lane, Ringwood. BH24 1LF	Single-storey side extension; roof lights; fenestration alteration	Permission (1)	
15/11349	69, Meeting House Lane, Ringwood. BH24 1AY	Retention of the display of non-illuminated painted wall sign (Application for Advertisement Consent)	Refusal (4)	Members felt that the size of the advertisement within the Conservation Area was inappropriate and was having a detrimental impact visually, considering the two listed buildings to the rear.
15/11377	Moorings, 11, Morant Road, Ringwood. BH24 1SX	Single-storey extension	Permission (1)	
15/11379	Courtlands, 89, North Poulner Road, Ringwood. BH24 3LA	Single-storey rear extension	Permission (1)	
15/11393	Land rear of The Old Cinema, Market Place, Ringwood. BH24 1AT	Continued use as car wash (Sui Generis)	Permission (1)	The Committee felt that two conditions should be applied:- 1) that it should be temporary approval for 2 years and 2) the Environmental Health Officer is content with the means of waste disposal used.
15/11394	48-50 High Street, Ringwood. BH24 1AG	Use of first floor as restaurant	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
15/11421	15, Ashburn Garth, Hightown, Ringwood. BH24 3DS	Single-storey rear extension with rooflights	Refusal (2)	The Committee were mindful that under Permitted Development rights an extension of no more than 3m high would be acceptable, and this proposal requires planning permission as the ridge height would be 3.6m. However, there were concerns that No.14 would suffer from a loss of light and members were concerned that the Planning Officer takes into consideration the impact on the affected door and window.
15/11452	Unit C, Ringwood Trading Estate, Castleman Way, Ringwood. BH24 3BA	Use of building as animal hydrotherapy centre	Permission (1)	
15/11453	28 & 30 Gravel Lane, Ringwood. BH24 1LN	Two-storey and single- storey rear extension; rooflights (28 Gravel Lane); single-storey rear extension (30 Gravel Lane)	Permission (1)	
15/11471	103, Northfield Road, Ringwood. BH24 1SS	First-floor rear extension with roof lights	Refusal (2)	Members supported the neighbours (No.105) concerns about loss of light and overshadowing.
15/11478	2, East View Road, Ringwood. BH24 1PP	Two-storey rear extension		Decision deferred until the next meeting on 4th December, when the Planning Officer's report will be available.
15/11480	2, Highfield Avenue, Ringwood. BH24 1RH	Single-storey 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
15/11487	16, Meadow Road, Ringwood. BH24 1RU	Single-storey side and rear extension; rooflights; remove porch; fenestration	Refusal (2)	Members felt that the proposed roof structure to the rear sat awkwardly with the rest of the property, and that the size of the proposal, extending 9m beyond the rear wall of No18, would be imposing and lead to a loss of light, resulting in a detrimental impact on the neighbouring property.
15/11498	50, Northfield Road, Ringwood. BH24 1LX	One & two-storey side & rear extensions; roof alterations	Permission (1)	
15/11505	Flat 3, Moortown House, Christchurch Road, Ringwood. BH24 3AN	Secondary glazing (Application for Listed Building Consent)	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

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
15/00736	The Stables, Christchurch Road, Bisterne, Ringwood. BH24 3BN	Replacement Internal staircase (Application for Listed Building Consent)	Permission (1)	
CONS/15/1124	11, Bickerley Terrace, Bickerley, Ringwood. BH24 1EQ	Prune 1 x Ash tree	Permission (1)	
TPO/15/1040	15, Lawrence Road, Poulner, Ringwood. BH24 1XQ	Prune 1 x Oak tree	Refusal (2)	The Committee felt that the 40% proposed reduction would be excessive.
TPO/15/1090	7 Oak Lane, Ringwood. BH24 1QP	Prune 1 x Sweet Gum tree	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 6th November 2015 at 10:00 am

<u>Number</u>	<u>Applicant</u>	<u>Site Address</u>	<u>Proposal</u>	<u>RTC observations</u>
CONS/15/ 1008	Mrs Faramus	9a Star Lane, Ringwood. BH24 1AL	Prune 2 x Maple trees	8 th October 2015:- P(1) Recommend Permission, but would accept Tree Officer's decision

**REPORT TO PLANNING, TOWN & ENVIRONMENT COMMITTEE
6TH NOVEMBER 2015**

**NEW FOREST DISTRICT COUNCIL – STRATEGIC LAND AVAILABILITY ASSESSMENT
– CALL FOR SITES**

1. New Forest District Council (NFDC) has issued a '**call for sites**' as part of its Strategic Land Availability Assessment (SLAA), and is inviting landowners and other parties to put forward land and sites which they wish to be considered for development.
2. The SLAA is a technical assessment which is designed to see if land in the area might be available for development for a range of different uses, such as housing, employment, gypsy and traveller sites, retail and leisure, childcare facilities, allotments or public open space. The SLAA does not allocate land for development, nor does it consider whether sites are suitable or acceptable for development. Sites will be considered for NFDC's Plan Area (outside the National Park) and the SLAA will be used to inform the review of NFDC's Local Plan and neighbourhood plans. Further information on the SLAA can be viewed on the NFDC web site: <http://www.newforest.gov.uk/article/16542>.
3. The Town Council has been consulted previously by NFDC on suitable sites for housing allocations, in 2008 and again in 2011. Sites that were put forward for consideration at that time were as follows:
 - i) The former Wellworthy site off Christchurch Road (including NFDC depot site)
 - ii) Land at the rear of properties in Christchurch Road and lying between those properties and the sewage works off Hampshire Hatches Lane
 - iii) Land off Christchurch Road between Willow Drive and Moorland Gate (*area now improved with parking and landscaping*)
 - iv) Land to the rear of 88-98 Christchurch Road
 - v) Land generally to the rear of other properties along Christchurch Road
 - vi) Land to the south of the A31 and west of Nouale Lane
 - vii) Bus Depot site, West Street
 - viii) Land adjoining Mount Pleasant Lane (now developed)
 - ix) Land in the town owned by NFDC and HCC
4. Most of these sites were appraised by NFDC in 2012, in preparation for the Local Plan Part 2 – Sites and Development Management. Details of these site appraisals can be viewed on NFDC's website:
Residential sites - <http://www.newforest.gov.uk/CHttpHandler.ashx?id=19218&p=0> – pages 534 to 590
Employment sites – pages 77 to 133 (numbered 800 to 836)
5. It is RECOMMENDED that Members give consideration to whether any of the sites listed in paragraph 3 above should be put forward again, and if there are any new sites that should be given consideration.

For further information, please contact:
Jo Hurd, Deputy Town Clerk
01425 484721 or jo.hurd@ringwood.gov.uk

**Possible Development Sites – Ringwood
DRAFT for consideration by Full Council**

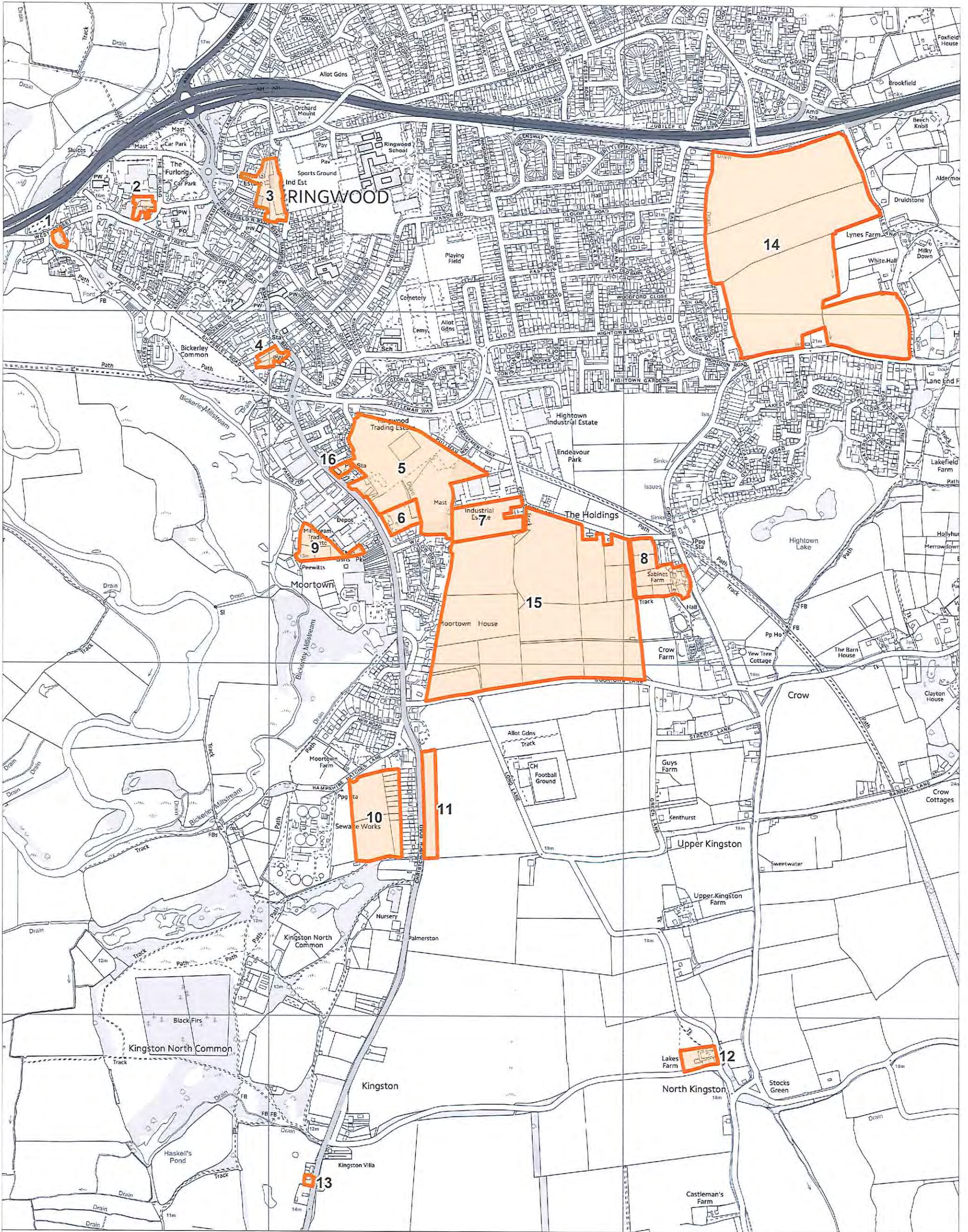
No. on map	Site	Issues/Constraints
1	Bus Depot site, West Street	Dependent on bus depot moving to an alternative site
2	Furlong Phase 2	Increase housing element in mixed use development
3	Carvers Industrial Estate	Change of use to housing, due to proximity of site to town centre Substitute employment land would be required
4	Land adjacent to and to the rear of 88-98 Christchurch Road	Land in Conservation Area Would necessitate relocation of existing businesses
5	The former Wellworthy site off Christchurch Road (RING1) (now Forest Gate Business Park)	Use of unallocated employment land for housing due to proximity of site to town centre Subject to satisfactory site remediation
6	NFDC Depot in Christchurch Road	
7	Land west of Crow Arch Lane and east of Forest Gate Business Park (part of RING3)	
8	Sabines Farm (HCC land)	
9	Land to the rear of Stag Business Park	
10	Land between Hampshire Hatches Lane and Christchurch Road	Land in Green Belt Proximity to sewage treatment works
11	Land to the east of Christchurch Road and west of Long Lane	Agricultural land in Green Belt
12	Land at Lakes Farm	
13	Land north of Greenacres Farmhouse, Christchurch Road, Kingston	

Large “greenfield” sites – the Town Council would not support the development of these sites without the supporting infrastructure being provided in advance or at the same time as development:

	Site	Issues/Constraints
14	Land to the south of A31 and west of Nouale Lane	Dependent on access to the A31 Needs to include provision for relief road from A31 to Christchurch Road
15	Land between Moortown Lane and Crow Arch Lane	Land in Green Belt and good A2 agricultural land Dependent on infrastructure improvements and better access to A31

Other site put forward but not discussed at Committee:

	Site	Issues/Constraints
16	Police Station, Christchurch Road	



RINGWOOD TOWN COUNCIL

www.ringwood.gov.uk

Possible Development Sites

12/11/2015



Scale 1:10000

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**REPORT TO PLANNING, TOWN & ENVIRONMENT COMMITTEE
6TH NOVEMBER 2015**

A31 UPDATE

1. At the last meeting of this Committee on 2nd October, a member of the public was in attendance for the Open Session and made enquiries about the resurfacing of the A31, and the road widening scheme proposed by Highways England.
2. Updates have since been obtained from Hampshire County Council (HCC) and Highways England (HE), as follows:
 - i) Resurfacing Works
 - i Highways England Delivery Team has confirmed the resurfacing works were completed on 15th September, and there are no further works planned in the current programme (to end March 2016).
 - i Maintenance works are undertaken on the basis of need determined by condition surveys of the existing surfacing. This may result in sections of road being replaced rather than the whole carriageway. When resurfacing, the material used had the added benefit of noise reducing properties.
 - i There are no proposals to provide further noise barriers alongside the A31 in the Ringwood area. Some areas previously identified in the DEFRA noise maps for England's roads have been addressed by resurfacing with a low noise surface.
 - ii) Road Widening Scheme
 - i The planned road improvement (widening) scheme is at a very early stage of development (HCC report that HE are currently looking to deliver this in 2019/20, although this is not fixed).
 - i HE and its consultants (WSP) have recently presented initial outcomes of modelling work and environmental surveys to HCC. However, the findings were focussed on the impacts on the A31 itself and not so much on the potential impact to the town. Further work is now being carried out and another meeting is planned in November. It is hoped that a Town Council representative will be invited to attend this meeting.
 - i Options for West Street are still being assessed and no decision has been made as to whether the on-slip should be closed or not. Officers have requested that local consultation be carried out prior to any decision being taken.

For further information, please contact:
Mrs Jo Hurd, Deputy Town Clerk
(01425) 484721 jo.hurd@ringwood.gov.uk

Budget headings (Note: figures for reference only)

D

Ringwood Town Council

PLANNING, TOWN & ENVIRONMENT COMMITTEE PERIOD APRIL 2015 - SEPTEMBER 2015

			Original Budget £	Revised Budget £	Year To Date			Annual Forecast Outturn £
					Actual £	Profiled Orig Bud £	Variance £	
EXPENDITURE								
Establishment								
S040	TC110	--Built Environment-Furniture	522	500			-500	
P006	TC122	--Bus Shelters	522	500			-500	
S040	TC113	--Signage					0	
P100	TC114	--Carvers Street Lighting	573	500	125		-375	
S758	TC115	--Soton Rd envir enhance					0	
S040	TC115	--Bus Shelters Soton Rd					0	
P101	TC111	--Lighting Strides Ln to Bickerley			0		0	
		--Crow Lane continuing mntnce	2,000	2,000			-2,000	
		--Sandbags	500	500			-500	
Total Establishment			4,117	4,000	125	0	-3,875	0
Employee Costs								
E690	TC181	--Office Staff Allocated Costs	15,140	15,000	7,031		-7,969	0
Total Employee Costs			15,140	15,000	7,031	0	-7,969	0
Capital Schemes								
C320	TC903	Crow Lane Improvements	6,000	9,000	8,656	0	-344	
			0	0		0	0	0
			6,000	9,000	8,656	0	-344	0
COMMITTEE EXPENDITURE			25,257	28,000	15,812	0	-12,188	0
INCOME								
R080	TC101	--Grants Received		-3,000	-2,000		1,000	
COMMITTEE INCOME			0	-3,000	-2,000	0	1,000	0
TOTAL NET EXPENDITURE BEFORE TRANSFERS			25,257	25,000	13,812	0	-11,188	0
TRANSFERS TO/FROM PROVISIONS								
R551	TC114	--Transfer to Provs (Cap)			0	0	0	
R552	TC114	--Transfer from Dev Contribs	-8,000	-10,000	-8,000	0	2,000	
TOTAL TRANS FROM PROVS			-8,000	-10,000	-8,000	0	2,000	0
TOTAL NET EXPENDITURE AFTER TRANSFERS			17,257	15,000	5,812	0	-9,188	0