

OPEN SESSION: There were no members of the public present.

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

Held on Friday 1<sup>st</sup> May 2015 at 10.00am

Cllr Sophie Burgess-Kennar (Chairman)  
Cllr Mark Steele (Vice-Chairman)  
Cllr Neville Chard  
Cllr Christine Ford  
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk  
Natalie Harris, Student Advisor

### **P/5199 DECLARATIONS OF INTEREST**

Cllr Burgess-Kennar declared a pecuniary interest in application numbers 14/11626, 15/10258 and 15/10469, as the applicants were all clients.

### **P/5200 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the Meeting held on 10<sup>th</sup> April 2015, having been circulated, be approved and signed as a correct record.

### **P/5201 PLANNING APPLICATIONS**

Members considered the planning applications as detailed in *Annex A attached*.

Cllr Burgess-Kennar declared a pecuniary interest in application numbers 14/11626 (Doughty Engineering, Crow Arch Lane), 15/10258 (Land rear of Morant Gardens, 63 Christchurch Road) and 15/10469 (89 Eastfield Lane) as the applicants were clients. Cllr Steele chaired the meeting for each of these applications and Cllr Burgess-Kennar took no part in the discussion or voting.

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

<b>ACTION Jo Hurd / Nicola Vodden</b>
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Prior to the end of the meeting, as this was Natalie's last meeting, the Chairman thanked her for her contribution as a Student Advisor during the year and wished her well for the future.

There being no further business, the Chairman closed the meeting at 11.05am.

RECEIVED  
24<sup>th</sup> June 2015

APPROVED  
5<sup>th</sup> June 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
14/11626	Doughty Engineering Ltd., Crow Arch Lane, Ringwood. BH24 1NZ	Front extension	Refusal (2)	Insufficient detail on parking provision has been provided. It is not clear how many parking spaces will be lost as a result of the proposed extension, nor whether the 5 proposed visitor spaces will be useable due to their location in front of one of the new high bay doors. Due to the fact that parking is already an issue on the surrounding industrial estate, there is a need to ensure that the development will not result in a net loss in parking provision.
15/10185	97, Eastfield Lane, Ringwood. BH24 1UW	Retention of carport	Permission (1)	Subject to a condition requiring the high hedge to remain in place as screening, or if the hedge is removed the car port should be removed.

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
15/10258	Land rear of Morant Gardens, 63, Christchurch Road, Ringwood. BH24 1DH	House; parking; access from adjacent 55 Christchurch Road	Permission (3)	Members felt that the proposed design was in keeping with the street scene, and fitted well with the new terrace of four properties to the north (a development which has been praised by the Ringwood Society). However, it is recommended that 2 parking spaces be provided on site (perhaps in tandem) to meet the requirements of the Parking Standards SPD and prevent any need to park in Woodstock Lane. It is also recommended that the pedestrian gate to Woodstock Lane be removed to prevent the desire to park in Woodstock Lane.
15/10284	Railway Hotel, 35, Hightown Road, Ringwood. BH24 1NQ	Display 3 illuminated wall painted signs; 1 illuminated hanging sign (Application for Advertisement Consent)	Permission (1)	The proposed signs are in keeping with the original style of the building.
15/10291	Whitehouse Cottage, Christchurch Road, Kingston, Ringwood. BH24 3BQ	Front porch; single-story and first floor rear extensions; driveway	Refusal (4)	The proposal is contrary to Policy DM20 in terms of floorspace. If the floorspace were to be reduced and the porch reduced to a more modest size with pitched roof design (as approved for Shire Cottage), the proposal would be more acceptable.
15/10306	21, Hightown Road, Ringwood. BH24 1NQ	Use of ground floor as additional living accommodation for 21A; fenestration alterations	Permission (3)	

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
15/10335	5 & 6 Carvers Trading Estate, Southampton Road, Ringwood. BH24 1JR	Use as storage & distribution (Use Class B8)	Permission (1)	Subject to the two conditions recommended by the Environmental Health Officer to restrict operating hours and prevent open storage.
15/10366	15, Fieldway, Ringwood. BH24 1QL	Single-storey side and rear extensions; solar panels; fenestration alterations	Permission (1)	
15/10399	Unit 27, Hightown Industrial Estate, Ringwood. BH24 1ND	Continued siting of two portable cabins	Refusal (4)	Insufficient detail has been provided on the use of the portakabins - if they are to be used as offices, there would be a requirement for additional parking. Already the turning area is being blocked by vehicles, meaning that lorries are having difficult maneuvering in the area. Enforcement action is required to bring the parking spaces for unit 27 back into use. Land ownership is also contested.
15/10433	9, Crow Lane, Crow, Ringwood. BH24 3DZ	One & two-storey side extensions	Permission (1)	
15/10469	89, Eastfield Lane, Ringwood. BH24 1UW	Single-storey rear extension; fenestration alterations; use of garage as ancillary accommodation	Permission (1)	
15/10480	5, Market Place, Ringwood. BH24 1AN	Display 1 non illuminated fascia sign (Application for Advertisement 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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
15/10483	Land adjacent to 13, New Street, Ringwood. BH24 3AD	2 flats; access; parking	Refusal (4)	There is insufficient parking for 2 x 2 bedroom flats - 3 spaces are required in line with the Parking Standards SPD. Parking in this narrow road is already a problem and there is no room for additional on-street parking (it is expected that residents of the proposed flats would require 4 spaces) - in fact the entrance to the new parking will remove space for on-street parking. In addition, the proposed new cycleway from Moortown to Castleman Way will follow a route past this site - it is essential therefore that parking issues in this area are not exacerbated (see Scheme PC15 in the Ringwood Town Access Plan and RING6.9 in the Local Plan Part 2 - Policies Map 12A)

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

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
15/00323	Brown Gables, Forest Edge Road, Crow, Ringwood. BH24 3DF	Detached garage with storage over	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission  
Recommend Refusal 4 - Will accept officer's decision