

OPEN SESSION: There were 7 members of the public present to speak on items on the agenda.

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

Held on Friday 4th September 2015 at 10.00am

Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
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

P/5229 APOLOGIES FOR ABSENCE

No apologies for absence had been received.

P/5230 DECLARATIONS OF INTEREST

Cllr Ford declared a non-pecuniary interest in planning application 15/00559 as the applicant was a close friend and a non-pecuniary interest in application 15/11082 as the applicant was also a friend.

Cllr Steele declared a non-pecuniary interest in planning application 15/11082 as the applicant was known to him and a pecuniary interest in 15/11069, due to a business connection.

Cllr Briers declared a pecuniary interest in application 15/11173 as the applicant is known to him on a personal and business level.

P/5231 MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 7th August 2015, having been circulated, be approved and signed as a correct record.

With the agreement of members, the following item was brought forward on the agenda for the benefit of those present, who wished to speak.

P/5232 THE FURLONG PHASE TWO – ACCESS TO MARKET PLACE

Kevin Jones, Deputy Church Warden, addressed the Committee asking for its support for the Parish of Ringwood's request, to the developers of The Furlong, that there be an additional access point thorough the church grounds included in the Phase 2 plans, which would link the Furlong to the Market Place and bring the Church and its grounds back into the centre of the community (*Annex A*).

The developers are proposing a new access to the High Street, between The White Hart and the Old Town Hall, however, the Church's proposal was to incorporate an additional link into the plans, increasing pedestrian traffic further up the High Street, which would benefit the town and the retailers. This would result in a loss of 1 parking space, where the wall would be removed and a gate would be installed. It would be necessary to relocate two tombs, however there was an ongoing issue in this respect due to trees, which needed to be resolved.

Cllr Wiseman was supportive of the suggestion and commented that it linked in well with the aspirations of the Town Centre Working Party, the jubilee lamp and other heritage points of interest in the traditional Market Place.

Councillors were keen for the Church to pursue the idea and appreciated that The Furlong owners would have to be in agreement, due to the right of access through the land they control, the resulting loss of a parking space and the cost implications. They proposed, however if this were agreeable, they would like to see the changes made without delay, rather than await the Phase 2 development. The Town Council could possibly assist in obtaining pre-application advice for the removal of the section of wall.

Members were supportive of the Parish of Ringwood's approach to the owners of The Furlong, for the proposed additional access route to be installed as soon as possible. Should it not be possible to deal with this separately and before the Phase 2 development, then the Committee would support the suggestion that this additional access is incorporated into the developers plans.

RESOLVED: That the Council support the Parish of Ringwood's request to the owners of The Furlong in relation to an alternative access through the Church grounds to the Market Place

ACTION Jo Hurd

**P/5233
PLANNING APPLICATIONS**

Cllr Ford declared a non-pecuniary interest in application 15/00559 as the applicant was a close friend and a non-pecuniary interest in application 15/11082 as the applicant was also a friend.

Cllr Steele declared a non-pecuniary interest in application 15/11082 as the applicant was known to him and a pecuniary interest application 15/11069 due to a business interest.

Cllr Briers declared a pecuniary interest in application 15/11173 as the applicant is known to him on a personal and business level.

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

As there were members of the public present for applications 15/11015, 15/11069 and 15/11082, the Committee considered those matters first.

15/11015 51, Addison Square – Two neighbours were in attendance and objected to the application to vary the position of the roof lights. Mrs Chislet (No 43) was unhappy that the roof lights were larger than expected and had been installed in a different position and height to the agreed plans. Mrs Graley (No 51) was concerned about overlooking

from an open window and was equally concerned that she would be able to see into a bathroom from her lounge window. The Deputy Town Clerk commented that the applicant had agreed to use obscured glazing and a restrictor. The Committee considered their comments and agreed to recommend refusal of the application, unless the bathroom window is a fixed panel, with obscured glazing, at a minimum height of 1.7 meters.

15/11069 144, Northfield Road –

Cllr Steele declared a pecuniary interest in this application as he runs a nursing home and left the room whilst the Committee considered this application

Mrs Knibbs addressed the Committee, objecting to the retrospective application to vary Condition 2 of Planning Permission 11/97730 to allow accommodation for 10 people in care. She described how the parking situation had become chaotic since the change from 6 to 10 residents, as carers now work shifts rather than living on-site and up to 10 cars could be parking on a single drive, at any one time. The space available was not sufficient, the grass verge is used and it is particularly bad at school drop-off and pick-up times. The Committee decided to recommend refusal on the basis that this application would put additional pressure on car parking, in close to proximity to an already busy junction and the effect would be detrimental to the living conditions of adjoining and nearby residences.

15/11082 43, Southampton Road – Mrs O'Reilly addressed the Committee in relation to her commitment to invest in solar power and commented that an application of this nature would not normally require planning permission, however she was required to due to the proximity to a listed building. She argued that other buildings on the street had roof lights and that her application would not affect the setting of the listed building. In light of the Conservation Officer's strong objection, the Committee agreed to recommend refusal, but would accept the Planning Officer's decision. They agreed with the principle of solar panels but suggested that the applicant speak to the Conservation Officer to agree a design that would be acceptable.

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

ACTION Nicola Vodden

P/5234

OUTSTANDING FLOOD ALLEVIATION ISSUES

The Deputy Town Clerk reported that she had e-mailed Tim Lawton, Head of Highways, on 12th August 2015, regarding the agreed flood alleviation issues that had been outstanding for over 18 months. He had responded that matters were being progressed.

Having had no further response or detail in relation to the specific items raised, she had made contact with Andy Harding, Assistant Highways Manager, in order to get an update for Councillors at this meeting. He was not directly involved and indicated that he would need to speak to Richard Bastow, the HCC lead on the Management Plan for flood alleviation for the Hightown/Crow area, who was on leave.

She was able to report that the restriction under the bridge at Sabine's Farm and the culvert west of the Elm Tree had been jettied and that the verge repairs had been carried

out south of Solent Coaches, however in respect of the other issues, they either required further investigation or there was no further information available.

Councillors were unhappy that works promised by Hampshire County Council had not been carried out, particularly as the Town Council had completed the works it had committed to undertake. There was great concern that there had been no update on the progress of each area identified, particularly where there was a risk to public safety in areas where the collapsed roadside verges needed repair.

The Committee felt that this was unsatisfactory and suggested that Richard Bastow and Tim Lawton, Head of Highways be invited to a meeting to give an update of the outstanding issues.

- RECOMMENDATION:**
- 1) That Full Council be made aware of the lack of progress with flood alleviation works previously agreed with Hampshire County Council; and
 - 2) That Richard Bastow, Highways Manager and Tim Lawton, Head of Highways be invited to attend a meeting to progress the outstanding flood alleviation issues. The County Councillor would also be invited to attend.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12.20 pm.

RECEIVED
30th September 2015

APPROVED
2nd October 2015

TOWN MAYOR

COMMITTEE CHAIRMAN

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



PARISH of
RINGWOOD

Deputy Churchwarden
Mr Kevin Jones BA (Hons) PDD (Building Cons) MC
c/o Sheerin Bettle Architects
Wren House
5 Eynon Mews
Ringwood
BH24 1DR

13th August 2015

14 AUG 2015

01425 475353
kevin@sbassociates.co.uk

Ringwood Town Council
Ringwood Gateway
The Furlong
Ringwood
Hampshire BH24 1AT
For the attention of Mr. S. Nash

Dear Steve

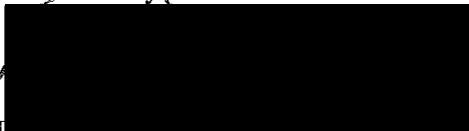
RE: THE FURLONG PHASE TWO

Further to our recent discussions and my earlier conversation with Councillor Heron in regards to the above matter, I have now written to the developer setting out the proposals of the Church Wardens, a copy of which is enclosed for your perusal.

In my conversation with Councillor Heron it was suggested that our proposal should be placed on the agenda for the forthcoming public Planning Town and Environment so that it can be debated further. I can confirm that I would be happy to attend the meeting as a representative of the Parish Church if required.

I look forward to hearing from you in due course.

Yours sincerely,



K. P. JONES MCIAI
Chartered Architectural Technologist

ENCLOSURE Copy of letter to Furlong Phase Two Developers



PARISH of RINGWOOD

Deputy Churchwarden

Mr Kevin Jones BA (Hons) PDD (Building Cons) MCIAT
c/o Sheerin Bettle Architecture
Wren House
5 Eynon Mews
Ringwood
BH24 1DR

13th August 2015

01425 475353
kevin@sbassociates.co.uk

Development Securities Limited
C/O Forty Shillings
1st Floor Bank Chambers
2 The High Street
Thames Ditton
KT7 ORY

Dear Sir

RE: THE FURLONG PHASE TWO

Further to our discussions during the meeting on Thursday 2nd July with your design team we felt that it would be of assistance to set out our thoughts and proposals for your consideration.

The exhibition included a plan prepared by your Architects which detailed the existing and proposed traffic and pedestrian links between the Furlong shopping areas and the Town Centre. It is noted that the 'Furlong Phase Two' particularly seeks to increase pedestrian links to the Market Place and the development by creating a new pedestrian access between the 'Old Town Hall' and the White Hart public house. Whilst we believe this is a very positive proposal we believe that it would not fully address access to the western end of the Market Place which is the historical centre of the Town.

The Parish Church and western end of the Market Place, where the Jubilee Lamp is situated, is a prominent and important element of the Town Centre and is a focal point for the many Town functions held throughout the year. With the closure of the churchyard for burials Ringwood Town Council became responsible for the maintenance of the area as it now forms part of the town's allocation of public open space and is used frequently by members of the public as a place to sit and pass time.

The Church Wardens are keen to facilitate the use of this space and feel that your proposals offer an opportunity to improve pedestrian links between this important and historical part of the Town. We would therefore propose that your planning application includes the creation of a further pedestrian link from the north western corner of The Furlong, adjacent to the 'Crew Clothing' store, past the cycle shop and into the churchyard via a new opening through the churchyard wall.

This suggestion has been introduced to the District Council's Conservation Officer Mr Warren Leaver and to a number of the Town Councillors and has received positive support.

We would ask that you give this matter further consideration and would be happy to meet with you to develop the idea further.

Yours faithfully

Kevin P. Jones. B.A. (Hons) PDD (Building Cons.) MCIAT



St. Peter & St. Paul, Ringwood



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WINCHESTER

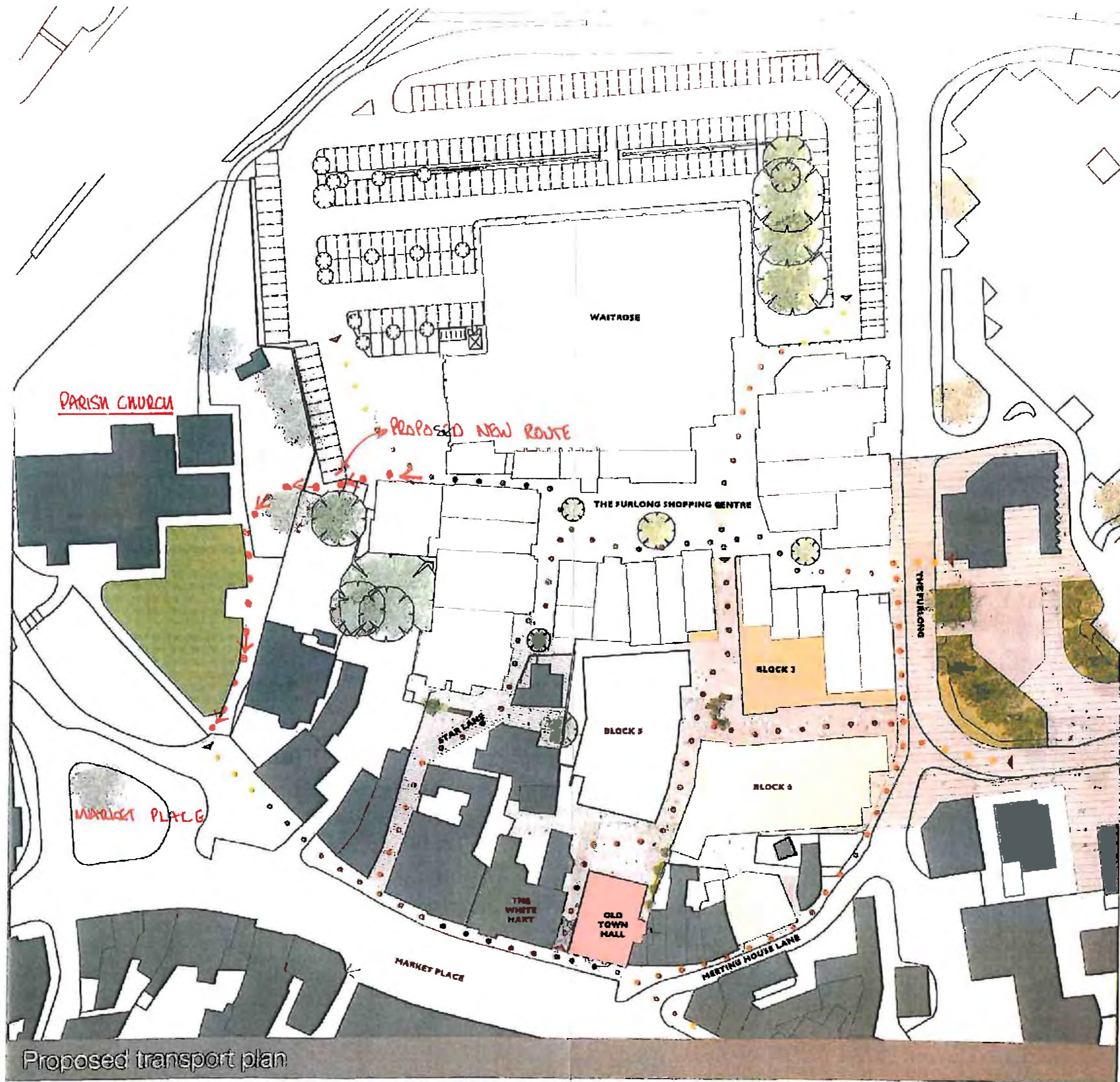
St. John, Poulner

Registered Charity No: 1134815

Ringwood and
St Leonards & St Ives
Group Ministry



St. Paul, Bisterne



Proposed transport plan

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
15/00559	Heather Cottage, Hangersley Hill, Hangersley, Ringwood. BH24 3JP	Porch	Refusal (2)	The Committee was in agreement with the Planning Officers' comments that as the proposal was contrary to Policy DP11, regarding extensions and habitable floorspace exceeding 30% of the original dwelling.
15/00625	Hangersley Cottage, Burcombe Lane, Hangersley, Ringwood. BH24 3JT	Detached garage	Permission (1)	
CONS/15/0806	Old Mill House, Bickerley, Ringwood. BH24 1EQ	Fell 4 x Fir trees	Permission (1)	
CONS/15/0831	Old Mill House, Bickerley, Ringwood. BH24 1EQ	Prune 1 x Conifer tree	Permission (1)	
TPO/15/0777	11, Bishop Court, Ringwood. BH24 1PE	Prune x 1 Walnut 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



Annex A to Planning, Town Environment Committee Minutes - 4 September 2015

Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
15/10977	53, Forestside Gardens, Ringwood. BH24 1SZ	FOR INFORMATION ONLY: Application for Prior Approval for a rear extension		FOR INFORMATION ONLY: Only immediate neighbours can comment and only on residential amenity
15/11015	51, Addison Square, Ringwood. BH24 1NY	Retention of window alterations	Refusal (4)	Members felt that this application should be refused unless the bathroom window is a fixed panel, with obscured glazing, at a minimum height of 1.7 meters.
15/11069	144, Northfield Road, Ringwood. BH24 1SU	Variation of Condition 2 of Planning Permission 11/97730 to allow accommodation for 10 people in care	Refusal (4)	With the additional benefit of local knowledge and direct experience of a neighbour, the Committee supported the Officer's comments, in that this application would put additional pressure on car parking, in close proximity to an already busy junction and the effect would be detrimental to the living conditions of adjoining and nearby residences.
15/11082	43, Southampton Road, Ringwood. BH24 1HE	15 Solar panels to south east elevation	Refusal (2)	Members agreed with the principle of solar panels but suggested that the applicant speak to the Conservation Officer to agree a design that would be acceptable.

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
15/11104	Railway Hotel, 35, Hightown Road, Ringwood. BH24 1NQ	Display 3 illuminated wall painted signs; 1 illuminated hanging sign (Application for Advertisement Consent)	Permission (1)	
15/11107	15, Addison Square, Ringwood. BH24 1NY	First floor extension with raised roof and 3 rooflights; covered access	Permission (1)	Members felt that there should be a condition in respect of obscured glazing.
15/11113	128, Northfield Road, Ringwood. BH24 1SU	Single-storey side extension; single-storey rear extension; first-floor rear extension	Permission (1)	
15/11120	Land at FOREST GATE, (Former Wellworthy Site), Wellworthy Way, Ringwood	Industrial building; carparking; landscaping (Details of appearance, landscaping, layout and scale granted by Outline Permission 11/97377)	Permission (1)	
15/11150	51, Northfield Road, Ringwood. BH24 1LT	Raise roof height; one and two-storey rear extensions; additional front dormer; juliette balcony; fenestration alterations	Permission (1)	
15/11157	7, Clough's Road, Ringwood. BH24 1UU	Rear conservatory	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
15/11173	6, Holm Close, Poulner, Ringwood. BH24 1TD	Single-storey rear extension; single-storey front extension; fenestration alterations	Permission (1)	
15/11183	21, East View Road, Ringwood. BH24 1PP	Dormers, rooflights and raised roof height in association with new first floor; two-storey side extension	Refusal (2)	The Committee were concerned that the proposal would compromise the distinctiveness of the area, in that it would overcrowd the street scene. The extension to the right of the property would appear too bulky, with the incorporation of the garage, compared to the other properties, where the garages are separate and set back.
15/11204	4, Top Lane, Ringwood. BH24 1LF	One & two-storey rear extensions	Permission (1)	The Committee agreed that the bathroom and en-suite windows should have obscured glazing.

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