

OPEN SESSION: There were 5 members of the public present, all of whom wished to speak on an item on the agenda.

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

Held on Friday 6th February 2015 at 10.00am

PRESENT: Cllr Mark Steele (Chairman)  
Cllr Neville Chard  
Cllr Jeremy Heron (*until 10.40am after 15/10058*)  
Cllr Gloria O'Reilly  
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk  
Lucinda Murley, Student Advisor (*until 10.55am after 14/11669*)  
Natalie Harris, Student Advisor (*until 10.55am after 14/11669*)

*The Deputy Town Clerk reported that apologies for absence had been received from Cllr Burgess-Kennar and Cllr Ford.*

### **P/5186 DECLARATIONS OF INTEREST**

Cllr Steele declared a non-pecuniary interest in application 14/11764 (Windward Day Services) due to a business interest. Cllr O'Reilly declared a non-pecuniary interest in application 15/10058 (51 Addison Square) as the applicant was known to her.

### **P/5187 MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the Meeting held on 9<sup>th</sup> January 2015, having been circulated, be approved and signed as a correct record.

### **P/5188 PLANNING APPLICATIONS**

Members considered the planning applications as detailed in *Annex A*. Application 15/10058 (51 Addison Square) was brought forward and considered first for the benefit of those present.

15/10058 – Mrs Graley, who lives at 49 Addison Square, objected to the application on the grounds that the extension to the rear would impact the light to her lounge (which was served by a high level window on the east elevation); would be overbearing as the properties were very close together; would create increased disturbance from movement in and out of a new door to be inserted adjacent to the boundary and would lead to overlooking from bedroom 1 into her lounge window. She would not object to a single storey rear extension, similar to that on her property and number 53, although it was noted that a single storey extension would still be above the height of her lounge window.

The daughter of the occupants of 53 Addison Square objected as the proposed building would have an impact on their quality of life. The proposed dormer window and front

door on the east elevation would be directly opposite their only kitchen window and they were concerned about the potential loss of light and privacy.

It was noted that the layout of the existing property was poor and not suited to modern living. Some Members felt that as other similar properties changed hands this type of proposal would become more common. However, Cllr Wiseman commented that there was a need for smaller properties in the town and it was necessary to retain a balanced housing stock. She was also concerned that the proposed dormer window would create an awkward and bulky design.

Cllr Wiseman objected to the application but, on balance, other Members of the Committee were supportive of the proposed building, subject to the Planning Officer's view. It was noted that this may have changed since the briefing note was issued as he had visited both neighbours that morning to view the potential impact.

**RESOLVED:** That the observations summarised in *Annex A* be submitted, and the application decided under delegated powers be noted.

|                                     |
|-------------------------------------|
| <b>ACTION</b> Jo Hurd/Nicola Vodden |
|-------------------------------------|

There being no further business, the Chairman closed the meeting at 11.45am.

RECEIVED  
25<sup>th</sup> February 2015

APPROVED  
6<sup>th</sup> March 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  |
|----------|--|--|----------------|---|
| 14/11407 | 22, East View Road,<br>Ringwood. BH24 1PP                          | Single-storey rear extension; fenestration alterations   | Permission (1) |   |
| 14/11668 | West Wing, Manor House,<br>Southampton Road,<br>Ringwood. BH24 1HE | Extension; parking and access alterations including part removal of boundary wall; rooflights  | Permission (1) | The recommendation is subject to the Conservation Officer and Highways Officer being satisfied with the proposals, and subject to the provision of 3 parking spaces in line with the requirements of the Parking Standards SPD. |
| 14/11669 | West Wing, Manor House,<br>Southampton Road,<br>Ringwood. BH24 1HE | Extension; parking and access alterations including part removal of boundary wall; rooflights; removal and insertion of stud work walls; form new doorways and close others; new loft hatches; raise part of hallway floor level; close main door and create new internal doorway to extension (Application for Listed Building Consent) | Permission (1) | The recommendation is subject to the Conservation Officer and Highways Officer being satisfied with the proposals, and subject to the provision of 3 parking spaces in line with the requirements of the Parking Standards SPD. |

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>   |
|---------------|---|---|--------------------|---|
| 14/11705      | 28 & 30, Gravel Lane, Ringwood. BH24 1LN                          | One & two-storey rear extensions  | Permission (3)     | The proposed minor amendment will have no adverse impact on the street scene or neighbour amenity.  |
| 14/11724      | Tall Trees, 29, Salisbury Road, Ringwood. BH24 1AS                | Extension, alterations and use of two-storey outbuilding as ancillary accommodation               | Permission (1)     | Recommendation is subject to a condition preventing the use of the outbuilding as a separate dwelling and ensuring it remains ancillary to the main dwelling.   |
| 14/11728      | Land at Endeavour Business Park, Crow Lane, Ringwood. BH24 1ND    | Temporary single-storey building for storage  | Permission (1)     | Recommend that temporary permission is granted for a period of 18 months.   |
| 14/11751      | Unit 5&6 Carvers Trading Estate, Southampton Road, Ringwood. BH24 | Use as storage & distribution (Lawful Use Certificate for retaining an existing use or operation) | Permission (1)     |   |
| 14/11762      | 39, Poplar Way, Ringwood. BH24 1UY                                | House; access; parking  | Permission (1)     | Recommend that the on-site parking is provided at the front of the property, to mirror the arrangement at the adjacent property. It was felt that two spaces side by side were more likely to be used than the proposed tandem arrangement. |

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| Number   | Site Address   | Proposal  | Observation                        | Comments   |
|----------|--|---|------------------------------------|--|
| 14/11763 | Land at Embankment Way, Ringwood.  | Industrial building   | Refusal (4)                        | Although Members could see the benefits of attracting a large company to the town, it was felt that there was not sufficient information to make an informed recommendation on the application as it stands. Individual assessments for transport, noise and environmental impact are required prior to further consideration, particularly as this is a 24-hour operation. Members also had some concerns about the height of the proposed building, being 3-storey throughout. |
| 14/11764 | Suite 4, Ground Floor, Mallard House, Duck Island Lane, Ringwood. BH24 3AA | Use as adult day care centre (Use Class D1)   | Refusal (4)                        | Although Members supported the organisation in finding alternative premises, it was felt that Mallard House was not an appropriate location due to the access and parking difficulties in Duck Island Lane. This is a narrow lane with no footway, which suffers from congestion at peak times, with vehicles often having to reverse to make way for oncoming traffic, and would put service users walking to and from the facility at risk.                                    |
| 14/11787 | 15, Northfield Road, Ringwood. BH24 1LS                                    | FOR INFORMATION ONLY: Application for Lawful Development Certificate that permission is not required. Single-storey rear extension. | No comment - for information only. |  |

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| Number   | Site Address                                       | Proposal  | Observation    | Comments   |
|----------|--|---|----------------|--|
| 15/10022 | 41 Seymour Road,<br>Ringwood. BH24 1SQ             | Single-storey rear extension; roof alterations; extend dormer; roof lights; front porch;  | Permission (1) |  |
| 15/10042 | 46, Fairlie, Ringwood.<br>BH24 1TS                 | Two-storey and single-storey rear extension; juliet balcony; fenestration alterations   | Permission (1) |  |
| 15/10050 | Clarks Almhouses, Clarks Close, Ringwood. BH24 1LQ | Remedial works to chimneys; chimney 8 - remove and re-construct; chimneys 9 & 2 - insert lead tray (Application for Listed Building Consent | Permission (1) | Members are happy to support remedial works to this important building, subject to the Conservation Officer being satisfied with the proposed works. |
| 15/10058 | 51, Addison Square,<br>Ringwood. BH24 1NY          | House; demolition of existing   | Permission (1) |  |
| 15/10072 | 39, Seymour Road,<br>Ringwood. BH24 1SQ            | Rear conservatory   | Permission (1) |  |

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## Ringwood Town Council - Planning Observations - NFNPA

| <b>Number</b> | <b>Site Address</b>   | <b>Proposal</b>                          | <b>Observation</b> | <b>Comments</b>   |
|---------------|---|--|--------------------|---|
| 15/00010      | 1, Norman Villas, Barrack Lane, Crow, Ringwood. BH24 3ES          | 2no rear rooflights                      | Permission (3)     | The proposal would have no adverse impact on the street scene or neighbour amenity. |
| 15/00026      | Rose Croft House, St. Aubyns Lane, Hangersley, Ringwood. BH24 3JU | Balcony with external staircase; carport | 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 6<sup>th</sup> February 2015 at 10:00 am

| Number       | Applicant | Site Address  | Proposal  |
|--------------|-----------|---|---|
| CONS/15/0020 | Mr Loader | St. John The Baptist Church,<br>Linford Road,<br>Poulner. | T1 – Sycamore trees – Fell<br>T2, 3, 4 – Oak trees – Prune back<br>branches over car park by 1-2<br>metres, reduce branches over<br>highway 2 metres. T5 – Cherry tree,<br>leaning over highway with decay in<br>base – Fell. |

**RTC Observations:- OD(5) Will  
accept Tree Officer's decision.**