

OPEN SESSION: There were 2 members of the public present who wished to observe planning applications.

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

Held on Friday 6<sup>th</sup> March 2015 at 10.00am

Cllr Sophie Burgess-Kennar (Chairman)  
Cllr Mark Steele (Vice-Chairman)  
Cllr Neville Chard  
Cllr Christine Ford  
Cllr Gloria O'Reilly  
Cllr Stephanie Stokes (from 10:10am)  
Cllr Angela Wiseman (until 11:05am)

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk  
Nicola Vodden, Meetings Administrator  
Lucinda Murley, Student Advisor (until 11am)  
Natalie Harris, Student Advisor (until 11am)

### **P/5189**

#### **DECLARATIONS OF INTEREST**

Cllr O'Reilly declared a non-pecuniary interest in application 14/11746, although it was noted that the application was for information only.

### **P/5190**

#### **MINUTES OF PREVIOUS MEETING**

**RESOLVED:** That the Minutes of the Meeting held on 6<sup>th</sup> February 2015, having been circulated, be approved and signed as a correct record.

### **P/5191**

#### **PLANNING APPLICATIONS**

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

*Planning applications 15/10121 and 15/10192 were brought forward for the benefit of those present. The remainder of the applications were dealt with in order.*

*Cllr Stokes joined the meeting at 10:10am after application 15/10121.  
Student Advisors left the meeting at 11:00am following application 15/10181.  
Cllr Wiseman left the meeting at 11:05am following application 15/10199.*

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

<b>ACTION</b> Nicola Vodden
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### **P/5192**

#### **LICENSING ACT 2003**

Members considered an application by McColl's, 13, Southampton Road, for the grant of a premises licence for the sale of alcohol for consumption off the premises. The Deputy Town Clerk indicated that there was no further information, other than that McColl's was

also applying for licenses for all of its other stores in the New Forest and reminded Councillors of the categories under which the Town Council could raise concerns.

Members agreed that they had no comment to make in respect of the license application.

**RESOLVED:** That no comment be made in respect of McColl's application for a premises license for the sale of alcohol for consumption off the premises.

<b>ACTION Jo Hurd</b>
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**P/5193**

**TREE WORKS APPLICATIONS**

Members were asked to further consider two tree works applications, CONS/15/0119 and CONS/15/0133, which had initially been dealt with under delegated powers, as further information had been received from the Tree Officers (Annex B).

CONS/15/0199 – 18, College Road

In view of the Tree Officer's comments, the Committee decided to withdraw their objections to this tree works application.

**RESOLVED:** That the objection to the tree works application CONS/15/0119 be withdrawn.

CONS/15/0133 – Ringwood Social Club, 19, West Street

*The Chairman declared a pecuniary interest as the applicant was a client. She remained in the room but took no part in the discussion or decision made.*

Members considered the Tree Officer's comments, however were still concerned about the removal of trees changing the appearance of the area and adding to flooding issues. It was decided to continue with the objection to the application, save for T4 Sycamore which, according to the application form is suffering from decay.

**RESOLVED:** That in respect of the tree works application CONS/15/0133, objection be confirmed save for T4 Sycamore, which is suffering from decay.

<b>ACTION Jo Hurd / N Vodden</b>
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There being no further business, the Chairman closed the meeting at 11:17am.

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

APPROVED  
10<sup>th</sup> April 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 - NFNPA

<b>Number</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Observation</b>	<b>Comments</b>
CONS/15/0197	Sunnyglen, Linford Road, North Poulner, Ringwood, BH24 3HZ	T1 - Spruce, T2 - Conifer, T3 - Scots Pine - FELL.	Refusal (4)	An extension to the garden does not appear to be appropriate justification for the felling of the trees.



## Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
14/11675	2, Northfield Road, Ringwood. BH24 1LU	FOR INFORMATION ONLY: Application for Lawful Development Certificate that permission is not required for proposal. Rear dormer in association with new second floor; roof lights; fenestration alterations. DECISION 23/2/15 :- WAS LAWFUL		
14/11715	64, Northfield Road, Ringwood. BH24 1LX	Two-storey and single-storey side extension	Permission (1)	
14/11746	5, Handley Court, Bickerley Road, Ringwood. BH24 1EF	FOR INFORMATION ONLY: Application for Lawful Development Certificate that permission is not required for proposal. 8 Solar panels. DECISION 23/2/15 :- WAS LAWFUL		

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
15/10025	HSBC, 27 High Street, Ringwood. BH24 1BE	ATM	Refusal (4)	Members supported the Conservation Officer's comments in that the proposed new ATM would project more than the current one, increasing its visual prominence, which was not warranted.
15/10030	40, High Street, Ringwood. BH24 1DD	Single-storey extension to outbuilding	Refusal (4)	The committee felt that the proposed flat roof, which would be clearly visible from the back walkway, would be at odds with the quality of the existing buildings and would not preserve or enhance the character of the Conservation area.
15/10066	91, Eastfield Lane, Ringwood. BH24 1UW	Roof alterations; first-floor front and side extensions; dormers; roof lights; fenestration alterations	Permission (1)	
15/10075	A31 Poulner Slip Road, Poulner, Ringwood. BH24 1YB	17.5m monopole; 2 equipment cabinets	Permission (1)	
15/10079	St. Katherines, 86A Christchurch Road, Ringwood. BH24 1DR	Outbuilding	Permission (1)	
15/10082	101, Hightown Road, Ringwood. BH24 1NL	Two-storey rear extension with roof lights; front porch; fenestration alterations	Refusal (4)	Members felt that the proposed two-story extension to the rear of the property was of poor design, too bulky and would not be in accordance with local distinctiveness.

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
15/10083	2 Fairlie Park, Ringwood. BH24 1TU	FOR INFORMATION ONLY:- Lawful Development Certificate that permission is not required for proposal. Single-storey side extension. DECISION 20/2/15:- WAS LAWFUL		
15/10097	11, Carvers Lane, Ringwood. BH24 1LB	Single-storey rear extension	Permission (1)	
15/10104	Land of 14, Gravel Lane, Ringwood. BH24 1LL	House; detached garage	Refusal (4)	The Committee supported the NFDC comments in respect of contributions that it will generally be appropriate to conclude that the 'material consideration' of the Government's recent announcement does not outweigh the presumption in favour of following the Development Plan.
15/10121	Unit 1, Enterprise Park, 86, Parsonage Barn Lane, Ringwood. BH24 1PZ	Use as dog grooming parlour	Permission (3)	
15/10136	10, The Holdings, Crow Arch Lane, Ringwood. BH24 3EF	Single-storey front and side extension; roof alterations to existing side extension; fenestration alterations	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
15/10172	3, Southampton Road, Ringwood. BH24 1HB	First-floor extension	Refusal (4)	Members were concerned that the design and access statement was inconsistent with the plans submitted in respect of the window shown. The two-storey flat-roofed and non-traditional projection that is proposed would not be sympathetic to the host building or the site's historic context.
15/10175	25, Highfield Road, Ringwood. BH24 1RG	Single-storey and two-storey rear extension; roof alterations; roof lights; fenestration alterations	Permission (1)	
15/10176	123, Southampton Road, Ringwood. BH24 1HS	Outbuilding for ancillary use	Refusal (4)	The Committee were unhappy that the proposed outbuilding would be visible from the public highway, against the established pattern of development and of detriment to the amenity and the appearance of the area.
15/10181	81, Wessex Estate, Ringwood. BH24 1XD	Use as 2 flats; fenestration alterations to north elevation	Permission (1)	The Committee asked that they be consulted in respect of the applicant's intentions regarding developer's contributions.
15/10192	Unit 2, Enterprise Park, 86, Parsonage Barn Lane, Ringwood. BH24 1PZ	Use as light industrial/office (Use Class B1)	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>
15/10199	2, Star Lane, Ringwood. BH24 1AL	Use as cafe (Use Class A3); flue	Refusal (4)	There were concerns over the flue with its proximity to the surrounding residential properties and there were no reports available from the Conservation Officer or the Environmental Health Officer to assist in this regard.
15/10236	Poulner Infant School, North Poulner Road, Ringwood. BH24 3LA	A new canopy is proposed to replace the existing one. To provide a bigger area of sheltered play for the children	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

**REPORT TO PLANNING, TOWN & ENVIRONMENT COMMITTEE  
6<sup>TH</sup> MARCH 2015****TREE WORK APPLICATIONS**

1. The Council has recently objected to two tree work applications, to which Tree Officers at the New Forest National Park Authority (NFNPA) have subsequently advised they have no objection. Recommendations on both applications were made under delegated powers, following consultation with all Members of the Committee, due to the timescales given by NFNPA. Details are as follow:

**i) CONS/15/0119 - 18 College Road**

Proposal: T1 - Silver Birch, T2 - Leylandii, T3 - Scots Pine, T4 & T5 - Plum, T6 & T7 - Leylandii seedlings - FELL.

RTC recommendation: Refusal (2) - The reasons given do not justify felling. Concerns about the Silver Birch could be addressed by crown lifting.

Tree Officer's comments:

"I appreciate the Ringwood Town Council's comments and they did concur with my initial view. However, the Silver Birch does grow very close to a small front boundary wall and an overhead power cable. I can see that this will become an issue in future and it is not considered that long term protection by a Tree Preservation Order (TPO) is appropriate in this instance. I am unable to refuse the application and would have to make a TPO to prevent the tree from being felled.

I believe this tree along with the others in the rear garden could be considered as ornamental trees which will come and go over the years. They are not significant skyline trees which are visually important to the street scene and have a limited safe useful life expectancy."

**ii) CONS/15/0133 - Ringwood Social Club, 19 West Street**

Proposal:

T1, T2 & T4 - Sycamore - Fell to ground level and grind out stump to 500mm below.

Group 1 - Ash - Section fell all trees within the group to ground level and grind out stumps to 500mm below.

T3 - Ash - Section fell in parts to ground level and grind out stump to 500mm below.

T5 & T6 - Sycamore - Section fell in parts to ground level and grind out stump to around 500mm below ground level.

RTC recommendation: Refusal (2) - There is some concern about the impact of the felling of the trees, as suggested, on the surrounding area. The residential properties close by and the bus depot would be left exposed and it would change their outlook considerably, as well as the view from the water meadows. In addition to the need to preserve the conservation area, the location of the trees (in a high risk flood zone and some close to the riverbank) serve to help with flooding issues and therefore, the need to fell the trees on the boundary and the riverbank is questioned.

Tree Officer's comments:

"This tree work notification follows a planning application to redevelop the site submitted and later withdrawn in 2013 (*see recommendation below*). I agree that the trees adjacent

# B

to the water course provide a good level of public amenity all of them have structural defects or decay which would make them unsuitable for further protection by TPO.

EXTRACT from Recommendation of Tree Officer in 2013 to proposed removal of trees as part of planning application 13/11325

*“The proposal seeks to remove the large, mature riverside trees situated on the site’s southern boundary. These trees offer a good level of amenity in terms of providing a backdrop to buildings on West Street and screening between properties. However, I concur with the arboricultural consultant’s assessment that these trees are in poor structural condition. Their removal is acceptable provided that there is suitable replacement planting to mitigate their loss. David Mercer’s suggested species would be appropriate.*

*A further group of over-stood coppice shown as item 4 on the submitted arboricultural report plan is also identified for removal. These trees offer a limited level of amenity primarily as screening between the site and New Court. Again their structural condition is poor and replacement planting has been proposed to mitigate their loss.*

*Recommendation: No objection subject to condition.”*

It should be noted that the Tree Officer is unable to request replacement trees as part of this application for tree works. However, if a planning application for development of the site is forthcoming, the Town Council could recommend a suitable replacement tree plan at that stage.

2. It is RECOMMENDED: That, in light of further information received from NFNPA Tree Officers, the Town Council raise no objection to the tree work applications as outlined above.

For further information, please contact:

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