

OPEN SESSION: There were 4 members of the public present, either to speak on agenda items or to observe the meeting.

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

Held on Friday 9th January 2015 at 10.00am

Cllr Sophie Burgess-Kennar (Chairman)
Cllr Neville Chard
Cllr Christine Ford
Cllr Stephanie Stokes
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Lucinda Murley, Student Advisor
Natalie Harris, Student Advisor

The Deputy Town Clerk reported that apologies for absence had been received from Cllr Steele.

P/5182

DECLARATIONS OF INTEREST

Cllr Burgess-Kennar declared a personal interest in application 14/11199 Brookside, as she was a neighbour.

P/5183

MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 5th December 2014, having been circulated, be approved and signed as a correct record.

P/5184

PLANNING APPLICATIONS

Members considered the planning applications as detailed in *Annex A attached*. With agreement from Members, application 14/11199 Brookside and 14/11631 24, Nursery Road were brought forward, for the benefit of those present.

14/11199 – Mr Arnold indicated that plans had been re-submitted, which were of an improved design and addressed comments from the Planning Officer, with changes to the bay window, porch and roofing. The new dwelling would be on the same foot print and in keeping with the area. Members were in support of the original application and confirmed that they would support the revised application, by recommending permission to be granted.

14/11631 – Mr Thorne indicated that revised plans had been submitted, following discussions with the Planning Officer, in order to resolve issues raised previously, in relation to the design of the extension and the resulting reduction of parking space.

The Conservation Officer's view was that it was a much improved design and recommended approval, subject to conditions. There was also provision for 2 parking spaces, at the front of the dwelling. The Committee felt that concerns raised previously appeared to have been addressed and were, therefore, happy to recommend permission, subject to the Planning Officer's view.

The Student Advisors left the meeting at 10:55am.

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

ACTION Nicola Vodden

**P/5185
RIGHTS OF WAY VEGETATION PRIORITY CUTTING LIST**

The Committee considered *Annex B* in respect of vegetation priority cutting list for Ringwood for 2015.

The Deputy Town Clerk indicated that the Town Council had been given an opportunity to review the Rights of Way Cutting list for Ringwood, as part of Hampshire County Council's review.

Members requested that a letter of thanks be sent to the Ringwood and Fordingbridge Footpath Society, in order to show the Council's appreciation of the work that they do on Ringwood Rights of Way.

RESOLVED: 1) That the Rights of Way Cutting List 2015, as outlined in *Annex B* paragraph 2, be approved
2) That a letter of appreciation be sent to Ringwood and Fordingbridge Footpath Society

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 11:25 am.

RECEIVED
28th January 2015

APPROVED
6th February 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

Number	Site Address	Proposal	Observation	Comments
14/00930	Old Farm, Cowpitts Lane, Poulner, Ringwood. BH24 3JX	Repairs to single storey extension roof and chimney (Application for Listed Building Consent)	Permission (3)	
14/01031	Byway, Woodend Road, Crow, Ringwood. BH24 3DG	Retention and completion of replacement dwelling	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 - NFDC

Number	Site Address	Proposal	Observation	Comments
14/11199	Brookside, Quomp, Ringwood. BH24 1NT	Re-consultation - House; demolition of existing	Permission (3)	The Committee did not support the Conservation Officer's views, particularly in relation to putting 2 dwellings on the site. This property has been a feature of the Quomp since 1952 and the application was for a like for like replacement, retaining the existing character and providing a family home.
14/11466	Land Of 117 Christchurch Road, Ringwood. BH24 3AQ	House	Refusal (4)	Members felt that this amended application has not addressed the issues of overdevelopment of the area, loss of light to No 1a Southfield and parking. The swept path analysis does not show 2 parking spaces for the business.
14/11545	16, Christchurch Road, Ringwood. BH24 1DN	Continued use as beauty & tanning salon	Permission (3)	The Committee agreed to the continued use as the business was thriving, however, this recommendation is an exception to policy on this occasion and is not setting a precedence.

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
14/11584	47, Parsonage Barn Lane, Ringwood. BH24 1PS	Two-storey side and rear extension; single-storey rear extension; front porch	Refusal (4)	The Committee felt that the proposal was unsympathetic to the site, due to its bulk and mass and that it would overshadow No47, which is set back from the road. It was felt that parking should be addressed, as the proposal was to increase the number of bedrooms from 2 to 4 and, although there are driveways currently at the front of the property, the site is located at a busy junction for vehicles and pedestrians and next to a shop. It was felt that the proposed use of cladding was not in keeping with the area.
14/11594	54 & 56, Southampton Road, Ringwood. BH24	Variation of condition 16 of planning permission 13/10532 to allow amended design details	Refusal (4)	The Committee were unhappy with the changes proposed to the cladding material and wished to support the Urban Design Officer's comments in respect of the balconies and the impact on the landscaped areas.
14/11600	85, Eastfield Lane, Ringwood. BH24 1UW	Roof alterations to raise ridge height; rear dormers; first-floor front extension; two-storey side & rear extension;	Permission (1)	
14/11605	Unit 5 & 6, Carvers Trading Estate, Southampton Road, Ringwood. BH24 1JS	FOR INFORMATION ONLY: Use as storage & distribution; window alterations (Lawful Development Certificate that permission is not required for proposal)	Withdrawn	

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
14/11612	Land at Salisbury Road Bus Stop, Salisbury Road, Blashford, Ringwood.	Installation of 15m monopole; 2 new cabinets (Prior Notification to carry out Telecommunications Development)	Officer Decision (5)	
14/11631	24, Nursery Road, Ringwood. BH24 1NF	Two-storey side extension	Permission (1)	Concerns raised previously appear to have been addressed.
14/11637	Carvers Sportsground, Southampton Road, Ringwood.	Variation of Condition 2 of Planning Permission 13/11572 to allow the addition of 2 roof lights & a refuse store	Unable to comment	
14/11648	Willow Cottage, Hightown Road, Hightown, Ringwood. BH24 3DY	House; demolition of existing	Permission (1)	The Committee's recommendation was on the basis of the windows, on the side elevations, being obscured.
14/11673	10, Merlin Close, Hightown, Ringwood. BH24 3RB	One and two-storey side extension	Permission (1)	
14/11685	7, East View Road, Ringwood. BH24 1PP	FOR INFORMATION ONLY: Roof alterations; side dormer; roof lights; fenestration alterations (Lawful Development Certificate that permission is not required for proposal)		

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
14/11686	4, Edwina Close, Ringwood. BH24 1SY	FOR INFORMATION ONLY: Roof alterations; single-storey rear extension; fenestration alterations (Lawful Development Certificate that permission is not required for proposal)		
14/11711	22 New Street, Ringwood. BH24 3AD	Single storey rear extension; use of garage as ancillary living accommodation	Permission (1)	
14/11724	Tall Trees, 29, Salisbury Road, Ringwood. BH24 1AS	Extension, alterations and use of two-storey outbuilding as ancillary accommodation		Deferred until next meeting

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

PLANNING, TOWN & ENVIRONMENT COMMITTEE – 9 JANUARY 2015
HAMPSHIRE COUNTY COUNCIL RIGHTS OF WAY CUTTING LIST

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1. Hampshire County Council is in the process of reviewing its Rights of Way Cutting List. The Town Council has been given the opportunity to review the list for Ringwood and suggest any alterations for the 2015 programme.
2. There are nine paths currently included on the list, identified to be cut in July each year. These are:
 - 15 – Narrow Lane
 - 18 – Linford Road to A31
 - 37 – Hightown Hill to Crow Hill
 - 40 – Forestlake Avenue east
 - 41a – Forestlake Avenue to Crow (south of Hightown Lake)
 - 53 – Christchurch Road to end of Hampshire Hatches Lane
 - 54 – End of Hampshire Hatches Lane to south of sewage works
 - 82 – Green Lane east (south of Upper Kingston Farm)
 - 83 – Green Lane to Crow (south of Hightown Lake)

In addition, the Avon Valley Path will be cleared of vegetation where necessary.

Full details can be viewed here:

<http://documents.hants.gov.uk/rightsofway/prioritycuttinglist.pdf>

3. Since the Town Council last approved the list (*PT&E 10/1/14 P/5106 refers*), Footpath 52 (Christchurch Road west to south of sewage works) has been removed and Footpaths 53 and 54 have been added.
4. As is normal practice, the Ringwood and Fordingbridge Footpath Society has been consulted on the proposals. Their response with regards to Footpath 52 is that it is a gravel lane and, although it would benefit from some surfacing work, it should not be included on the cutting list. The Society welcomes the addition of Footpaths 53 and 54 as they are well used paths, particularly during the Summer.
5. The Society also reported that Footpath 53 is a problem in Winter where it crosses a drain. They had asked Hampshire County Council to address this, but had been told, as the land is SSSI, there is nothing the Council can do. The Society will endeavour to pursue this further.
6. For Members information, the Society will be carrying out a full survey of Ringwood Rights of Way and will correct most minor problems, including waymarking.
7. Members are asked to consider approving the cutting list, as outlined in paragraph 2 above.

For further information, please contact:

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