

# Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT

Tel: 01425 473883

www.ringwood.gov.uk

## PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

30<sup>th</sup> May 2019

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 7<sup>th</sup> June 2019** at 10.00am and your attendance is requested.

Mr C Wilkins  
Town Clerk

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### AGENDA

**1. PUBLIC PARTICIPATION**

There will be an opportunity for public participation for a period of up to 15 minutes at the start of the meeting

**2. APOLOGIES FOR ABSENCE**

**3. DECLARATIONS OF INTEREST**

**4. MINUTES OF THE PREVIOUS MEETING**

To approve as a correct record the minutes of the meetings held on 26<sup>th</sup> April 2019 and 15<sup>th</sup> May 2019

**5. PLANNING APPLICATIONS**

To consider applications and to note applications determined under delegated powers (*Report A*)

**6. NFDC LOCAL PLAN EXAMINATION**

To consider whether to make representation at the Examination on 15<sup>th</sup> July 2019 (*Report B*)

**7. LAMPOST BANNERS**

To consider the Deputy Town Clerk's report in respect of lamppost banners (*Report C*)

**8. FLOOD ACTION WORKING PARTY / FLOOD WARDENS**

To appoint two Members to the Working Party and one Member as a Flood Warden

**9. PROJECTS**

To receive an update on projects (*Report D*)

If you would like further information on any of the agenda items, please contact Jo Hurd, Deputy Town Clerk, on (01425) 484721 or email [jo.hurd@ringwood.gov.uk](mailto:jo.hurd@ringwood.gov.uk).

Committee Members

Clr Philip Day (Chairman)  
Clr Rae Frederick (Vice Chairman)  
Clr Andrew Briers  
Clr Gareth Deboos  
Clr Hilary Edge  
Clr Christine Ford  
Clr Peter Kelleher  
Clr Darren Loose  
Clr Gloria O'Reilly  
Clr Tony Ring  
Clr Glenys Turner

Student Advisors

Sophie Emery  
Accalia Smith

<b>Permission (1)</b>	Recommend Permission, but would accept planning officer's decision
<b>Refusal (2)</b>	Recommend Refusal, but would accept planning officer's decision
<b>Permission (3)</b>	Recommend Permission
<b>Refusal (4)</b>	Recommend Refusal
<b>Officer Decision (5)</b>	Will accept planning officer's decision

**The Use Classes Order: Summary**

A1	Shops
A2	Financial and Professional Services
A3	Food and Drink
B1	Business, including offices, research and development and light industrial
B2	General industrial building
B3	Special industrial: alkalis etc
B4	Special industrial: smelting etc
B5	Special industrial: bricks etc
B6	Special industrial: chemicals etc
B7	Special industrial: animal products etc
B8	Storage and Distribution
C1	Hotels and Hostels
C2	Residential Institutions
C3	Dwelling Houses
D1	Non Residential Institutions
D2	Assembly and Leisure

## Schedule of Planning Applications to be considered on 7th June 2019 at 10.00am

<b>Number</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>
18/11606	Mr Developments Ltd - Gladman Developments Ltd.	Land Off, Snails Lane, Blashford, Ellingham Harbridge & Ibsley BH24 3PG	Outline planning application for the demolition of existing outbuildings and the erection of up to 143 dwellings (including 50% affordable housing), public open space, recreation mitigation land, landscaping, sustainable drainage systems (Suds) and two vehicular access points from Snails Lane and Salisbury Road (Environmental Impact Application Development and effects a Public Right of Way). All matters reserved except for means
19/00267	Ms T T Turnbull	Providence, Crow Hill, Crow, Ringwood. BH24 3DH	Single storey extension
19/00268	Ms T T Turnbull	Providence, Crow Hill, Crow, Ringwood. BH24 3DH	1.no. new dwelling; 2.no parking spaces; creation of access; associated landscaping (Revised design to extant planning permission reference RFR 15837)
19/00298	Mr J Mullins	Yew Tree Cottage, Linford Road, Hangersley, Ringwood. BH24 3JN	Detached garage/workshop and garden store (Demolition of existing outbuildings)
19/10427	Surereed Ltd	23/23A Market Place, Ringwood. BH24 1AN	Use rear ground floor as two flats; remove & create walls; new windows; remove separating wall to reinstate as two retail shops (Application for Listed Building Consent)

# A

<b>Number</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>
19/10428	Mr Hayward	23/23A Market Place, Ringwood. BH24 1AN	Use rear ground floor as two flats
19/10498	Mrs Brown	4, Elmsdown Court, Southampton Road, Ringwood. BH24 1JE	Roof alterations in association with new second floor; front dormer
19/10507	Mrs Webb	36A Southampton Road, Ringwood. BH24 1JD	1 terrace of 3 houses; carport; parking & access; demolition of existing
19/10518	Mr Bygrave	22, Woodford Close, Ringwood. BH24 1UT	Two-storey front and side extensions; rooflights
19/10520	Mr & Mrs Stead	46, Fairlie, Ringwood. BH24 1TS	Two-storey rear extension and associated works
19/10536	Mr & Mrs Giles	21, Parsonage Barn Lane, Ringwood. BH24 1PS	Ground Floor Extension to Rear and Extended New Cut Roof Forming 1st Floor. Also, pitched roof to existing garage.
19/10556	Ms Monk	Brook Close, Salisbury Road, Blashford, Ringwood. BH24 3PB	Use as garden land (Lawful Use Certificate for retaining an existing use or operation)
19/10611	AJ Developments	Land rear of 70, Eastfield Lane, Ringwood. BH24 1UN	2 detached bungalows; parking, access and landscaping; demolition of existing garage
19/10612	Mr Parker	Land adjacent Willow Nook, Parkers Close, Ringwood. BH24 1SD	Dwelling; detached garage; parking and landscaping
19/10620	Mr & Mrs Cockram	37, Quomp, Ringwood. BH24 1NT	Two-storey rear extension
19/10623	Mr & Mrs Poulter	2 Lychgate Court, Crow, Ringwood. BH24 3DZ	Single-storey rear extension
19/10624	Balson Homes Ltd	Land rear of 41, Manor Road, Ringwood. BH24 1RB	Detached bungalow; access from Green Lane; parking

<b>Number</b>	<b>Applicant</b>	<b>Site Address</b>	<b>Proposal</b>
19/10626	S.Lloyd / N.Maskell	High Corner, Christchurch Road, Kingston, Ringwood. BH24 3BQ	Detached outbuilding
19/10636	Mrs Mears - Mulberry Investments	Lynes Corner, Nouale Lane, Poulner, Ringwood. BH24 3EL	Detached house;garage & store; demolition of existing
19/10639	Mr Wright - Doughty Engineering Ltd	Unit 1, Doughty Building, Crow Arch Lane, Ringwood. BH24 1NZ	Single-storey extension & side canopy; demolition of exsiting store
19/10640	Mr Grennall - Grennall Ltd	Land adjacent to 10, Coniston Road, Ringwood. BH24 1PF	House
19/10643	Mr & Mrs Milne-Riggs	77, Wessex Estate, Ringwood. BH24 1XD	Single-storey rear extension
CONS/19/0345	Mr Winkworth	Fieldings, Hangersley Hill, Hangersley, Ringwood. BH24 3JN	Prune 1 x group of 4 Douglas Fir trees and 1 Oak tree Prune 3 x Monterey Cypress trees Prune 1 x group of 4 Douglas Fir trees Fell 1 x Douglas Fir tree Prune 1 x Oak tree Fell 1 x Goat Willow tree Prune 1 x English Oak tree Fell 1 x group of 4 Holly trees Prune 1 x group of Holly trees
CONS/19/0360	Mr Cheal	The Old Beams Inn, Salisbury Road, Ibsley, Ringwood. BH24 3PP	Conifer x 1 fell
CONS/19/0364	Mr Secker	Oakapple Farm, Linford Road, North Poulner, Ringwood. BH24 3HZ	Fell 1 x Group of approximately 15 Sycamore trees

# A

Applications decided under delegated powers : to be noted

On 16<sup>th</sup> March 2018 at 10:00 am

Number	Applicant	Site Address	Proposal
19/10472	Mr Williams	1, Top Lane, Ringwood.	Two storey extension 1/5/19: RTC recommendation:- P(1) Recommend Permission, but would accept Planning Officer's decision.

## PLANNING, TOWN & ENVIRONMENT COMMITTEE – 7 JUNE 2019

### NEW FOREST DISTRICT COUNCIL LOCAL PLAN EXAMINATION

1. In August 2018, the Town Council responded to consultation on the New Forest District Council Local Plan Review 2016 – 2036, Part One: Planning Strategy (*P/5526 – PTE Committee 03/08/2018 refers; also relevant P/5517 – PTE Committee 06/07/2018 and C/6181 – Full Council 25/07/2018*).
2. It was subsequently agreed that the Town Council should be registered to take part in the Local Plan Examination on Matter 11c – Strategic Site Allocations: Avon Valley and Downlands, and specifically on 15 July 2019 when the two Ringwood sites (13 – land at Moortown Lane and 14 – land to the north of Hightown Road) will be considered (*C/6265 – Full Council 27/02/2019 refers*).
3. The timetable for the Examination on Monday 15 July shows the following participants for each strategic site:

SS13 – Land at Moortown Lane

New Forest District Council  
Hampshire County Council Property  
Ken Parke Planning for Wrightway Farming  
Ringwood Town Council

SS14 – Land to the north of Hightown Road

New Forest District Council  
A Better Ringwood  
Barton Willmore for Taylor Wimpey  
Cathy Kewley  
Ringwood Town Council

The session begins at 9.30am and the full day is scheduled for discussion of both sites.

4. At the Council meeting on 27 February, the benefit of attending the Examination was questioned and it was considered that, if questions raised by this Council had been adequately addressed, there may be no need to attend.
5. There are hundreds of documents associated with the Examination, many of them lengthy, but from an initial scan of some of those documents, answers to some of the nine comments raised by this Council are outlined below (*Town Council comments in italic*). All documents are available to view on the District Council's website: [https://forms.newforest.gov.uk/ufsac/ufsmain?formid=POLICY\\_FILES&CURRENTP ATH=Policy&ebz=3\\_1559042840131&ebd=0&ebp=10&ebz=3\\_1559042840131](https://forms.newforest.gov.uk/ufsac/ufsmain?formid=POLICY_FILES&CURRENTP ATH=Policy&ebz=3_1559042840131&ebd=0&ebp=10&ebz=3_1559042840131)). It would take a significant amount of officer time to review all relevant documents in full.
  - i) *It is recommended that SS14 (Land to the north of Hightown Road) should be developed before SS13 (Land at Moortown Lane), which is designated Green Belt land, but that neither site should be developed without the supporting road infrastructure being put in place first, in order to alleviate traffic congestion.*

Based on the current position of the site promoters, it is expected that SS14 will be developed first.

# B

*ii) It is essential that the new junction from the A31 is created prior to development of SS14.*

The site promoter has undertaken early engagement with Hampshire County Council and Highways England and the proposed access from the A31 is considered both acceptable and deliverable.

*iii) It is recommended that the maximum number of dwellings for each site should be defined.*

In their written statements, the site promoters are suggesting that both sites have the capacity to deliver additional dwellings.

SS13 – draft policy states at least 480 – site promoter suggests around 600

SS14 – draft policy states at least 270 – site promoter suggests around 400

*iv) Measures should be put in place to protect the Green Belt from further erosion and provision must be made for suitable alternative land to compensate for the potential loss of Open Space/sports facilities, resulting from the proposal to reserve the north-west corner of the plot to the south of Moortown Lane for a school.*

Both the site promoter and Hampshire County Council suggest that there may be more effective or alternative means of delivering SANGS (Suitable Alternative Natural Green Space), public open space and the reserve site for a primary school. They propose that the policy should be more flexible to allow a site in their ownership (east of Crow Lane and north of Moortown Lane) to be considered.

*v) It is recommended that the area allocated for employment development on SS14, adjacent to A31, be considered for housing.*

The site promoter suggests that the draft policy should provide for greater flexibility in terms of site layout, and that shown should be indicative only. A Better Ringwood suggests an alternative layout to protect the existing landscape character and local distinctiveness, and to benefit existing as well as new residents.

*vi) The building line on the western boundary of SS13 should be moved to create a buffer of open space and provide a level of protection to existing properties on Christchurch Road, where there is significant risk of overlooking due to the proximity. This is unlike SS14 where the building line is a distance from existing dwellings on Eastfield Lane and shows new housing separated by an area of open space.*

The site promoter proposes a new site layout due to flood protection mitigation. In their indicative zoning masterplan, the dwellings along the western boundary would be low density, 2-storey dwellings consisting of larger detached and semi-detached family homes with spacious gardens and garaging.

*vii) It is essential that confirmation is sought from Wessex Water that the sewage treatment works can be expanded (at Hampshire Hatches) to cope with the increased capacity required from the new development proposals, and that the pipework from the pumping station at Bickerley to the sewage treatment works will be upgraded. If the required improvements cannot be achieved, this would result in the Plan being unsound.*



The District Council states that both sites require provision of a new connection to the Ringwood Sewage Treatment Works. This need was identified following informal infrastructure provider consultations during preparation of the Local Plan.

*viii) The proposed vehicle accesses to SS13 from Moortown Lane should be reviewed, taking into account proposed development of the recreation facilities to the south, which would require an additional entrance to the east of Long Lane.*

The site promoter proposes a new main access to the east of Long Lane, very near to a possible future entrance to the improved recreation facilities. This will require further consideration.

*ix) Ringwood School has made representation to the Council that the school has no capacity to accommodate additional applicants arising from new housing development. It is expected that the School will respond to this consultation with supporting evidence of this position, and this is supported by the Town Council.*

Hampshire County Council has not raised any objections regarding the capacity for expansion of the local school. It would appear that Ringwood School did not respond to the consultation.

**6. Issues for Decision**

**6.1 *Does the Council wish to make representation at the Local Plan Examination on 15 July 2019?***

**6.2 *f so, who should be appointed to attend and speak?***

For further information, please contact:

Mrs Jo Hurd  
Deputy Town Clerk  
01425 484721  
jo.hurd@ringwood.gov.uk

## PLANNING, TOWN & ENVIRONMENT COMMITTEE – 7 JUNE 2019

### LAMPPOST BANNERS

#### 1. Background

1.1 In 2015, the Council agreed to the use of lamppost banners for advertising community events (RL&OS 04/02/2015 – OS/5529 and P&F 18/02/2015 – F/5209) in an effort to reduce the proliferation of roadside banners and signs around the town, and to support local events.

1.2 The Council purchased brackets for 12 lampposts and obtained consent from SSE to erect banners on those lampposts (this consent must be renewed on an annual basis).

1.3 Following a trial, in 2016 the Council introduced charges for organisations wishing to use the lampposts to cover the cost of staff time to erect and take down the banners (RL&OS – 02/11/2016 – OS/5629). Charges agreed at that time were as follows:

Car Park area only (4 banners)	£60	or	£40 for local charitable groups
Town wide (10 banners)	£150	or	£100 for local charitable groups

It should be noted that no consideration was given at that time to the cost of staff time to liaise with organisations; obtain consent from SSE (annually); and to obtain a licence from Hampshire County, which is required for every event.

1.4 In 2017 the Council was advised by SSE that a requirement of its consent was to obtain structural tests on each of the lampposts to be used in order to confirm the suitability and safety of the columns to take the additional load from the banners. This consent was also required for the 4 posts in the Market Place that Christmas lights are attached to. The testing is required on a bi-annual basis and the quotation for this year is £560 (£500 for the 4 posts in the Market Place, plus an additional £60 to include all 12 banner posts).

1.5 The Council is now required to apply for a banner licence from Hampshire County Council each time it wishes to erect banners – the fee for this is £25.

#### 2. The Current Issue

2.1 When applying for the licence for Fanfare for Spring this year, the Council was required to provide proof that advertisement consent had been granted for the banners, or that advertisement consent was not required. This is a condition of the licence.

2.2 Advice was sought from New Forest District Council (NFDC) who gave the view that the display of banners, albeit on a temporary basis, would require the benefit of advertisement consent. If all banners were to be of a temporary nature, i.e. for the promotion of community events, NFDC confirmed that these could be the subject of one single application. However, if permission was sought for permanent display, in order to regularise the display of the banner on the lamppost in Southampton Road at the entrance to Carvers (promoting Carvers and the Clubhouse), this would require a second application. Consideration will also need to be given to the two banners promoting the Charter Market, which were erected in late 2016 for a trial period of 6-months but are still in place.

# C

2.3 If granted, any permission for temporary banners would likely be for a limited period of 5-years, with a condition restricting the length of time a banner could be in place (e.g. not to be erected more than 28 days before an event, and removed within 14 days after the event).

2.4 The cost to submit a planning application for advertisement consent is £231, which includes a 50% reduction for town and parish councils.

### 3. Financial Implications

3.1 Since the Council began to charge for the display of banners in 2016, an income of £520 has been generated, as follows:

2016	Christmas Lights Switch-On	£90
2017	Antiques and Decorative Arts Market	£180 (for 3 occasions)
"	Fanfare for Spring	£70
"	Ringwood Carnival	£100
2018	Ringwood Carnival	£80

3.2 It should be noted that the Antiques and Decorative Arts Market no longer uses lamppost banners. Fanfare for Spring would have used the lampposts this year, had it not been for the requirement for planning consent. Ringwood Carnival have been forewarned of the current issue, and have confirmed that they will make alternative arrangements this year, advertising on private land and other areas around the town.

3.3 The cost to erect and take down the 4 banners in the Furlong Car Park (2 groundsmen for 2 hours) is £83.60. This excludes administration costs of processing requests and applying for a licence.

3.4 The cost to erect and take down 10 banners town wide (2 groundsmen for 6 hours plus use of Council vehicle) is £255. Again, this excludes administration costs.

3.5 If the Council was to decide to discontinue the use of lamppost banners, the cost to remove all brackets would be £270 (2 groundsmen for 6 hours plus use of Council vehicle and scaffold tower).

### 4. The Wider Issue

4.1 For many years, the Town Council has removed banners from the fence around the Rotary Picnic Area, on behalf of New Forest District Council. The Town Council also has consent from Hampshire County Council to remove banners from the railings around the Salvation Army building in Christchurch Road, and in Mansfield Road at the pedestrian crossing (junction with Southampton Road). As Members will be aware, there are locations in the town where banners are permitted, such as The Furlong Shopping Centre car park fence. There are also areas where the removal of banners is not controlled, such as The Furlong short stay car park fence.

### 5. Issues for Decision

5.1 ***Should the Council apply for planning consent for the temporary erection of lamppost banners to promote community events in 12 locations around the town?***

5.2 ***Should the Council apply for planning consent for the permanent erection of a lamppost banner to promote Carvers and Carvers Clubhouse?***

- 5.3 ***Should the Council remove the 2 lamppost banners promoting the Charter Market, or apply for planning consent for their permanent display?***
- 5.4 ***If planning permission is sought and granted, does the Council wish to review the current fees?***
- 5.5 ***Does the Council wish to reconsider how it currently manages the removal of banners on property in the ownership of the District and County Councils?***

For further information, please contact:

Mrs Jo Hurd  
Deputy Town Clerk  
01425 484721  
jo.hurd@ringwood.gov.uk

Item No.	Name	Recent developments	Resource use				Finish in 2019-20?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
<b>Projects with budgetary implications (bids included in 2019-20 budget)</b>								
A1	Neighbourhood Plan	Decision on whether or not to proceed deferred to special meeting of Council – date to be arranged (FC 15/5/19).	£12,000 Annual Budget	£0	£0	Could be significant	No	It is expected that £9,000 would be funded by grants available.
A2	Crow Stream Maintenance	Linden Homes/HCC looking at options to reinstate access chamber to allow maintenance of twin pipes beneath access road. HCC looking into collapse of ditch at bottom of Crow Hill.	£1,000 Transfer from Dev Conts	£0	£1,000	Moderate	Probable	Annual flail and clearance by volunteers carried out in August/September. Stream banks sprayed in Spring.
A3	Human Sundial	Meeting held with HCC and sundial maker. Awaiting confirmation of costs prior to agreeing timescales for delivery – provisional start date late August/early September (to be complete prior to Carnival).	£8,000 CIL	£500	£8,000	Moderate	Probable	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518))
A4	Cycle Stands	Carried forward from 2018-19	£500 Provision	£0	£500	Minimal	Probable	Included in plans for Market Place improvements. Additional cycle storage also included in HCC scheme to improve access for cyclists and pedestrians.
A5	Street-lighting in Kings Arms Lane	Carried forward from 2018-19	£800 CIL	£0	£800	Minimal	Possible	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497))
<b>Projects with budgetary implications (not included in 2019-20 budget but added since)</b>								
B								



**Projects with no budgetary implications in 2019-20**

Item No.	Name	Recent developments	Resource use				Finish in 2019-20?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	Works due to be carried out late Summer, following completion of works on A338.				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists.
C2	A31 improvement scheme	HCC working on detailed design of various cycling, safety and integration (CSI) town centre improvements to be funded by HE designated funds.				Moderate	No	Start date for main scheme expected to be end March 2021.
C3	Moortown drainage improvements	HCC Engineering Consultancy team will carry out modelling to ensure any works undertaken to reinstate the Moortown Lane system do not increase flood risk elsewhere.				Moderate	Probable	To be funded from Linden Homes developer contribution (£50,000 allocated for flood alleviation works).
C4	Pedestrian Crossing Castleman Way	Developers' contributions allocated but site does not meet HCC criteria for toucan crossing. Agreed to revisit following promotion of cycle path through Forest Gate Business Park.				Minimal	No	Dependent on C5.
C5	Improved signage for cycle path through Forest Gate Business Park	HCC agreed to include in the scheme for C1 above.				Minimal	Probable	
C6	Shared Use Path across Carvers	Developers' contributions allocated, not a high priority for HCC.				Minimal	No	Path for cyclists and pedestrians, to link Mansfield Road and Southampton Road.
C7	New footpath to link Linden Homes site with Hightown Road (alongside west of Crow Lane)	Developers' contributions allocated – HCC to progress.				Minimal	No	To be funded from Linden Homes developer contribution.



Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements				Budget Bid Priority (specify number)
			Finance		Time and attention		
			Estimated costs (recurrent and non-recurrent), possible sources, other implications, etc.		Members	Staff	
<b>Projects with budgetary implications (for inclusion as bids in 2020-21 budget)</b>							
A							
<b>Projects with budgetary implications (for possible inclusion as bids in later budgets)</b>							
B1	Rear of Southampton Road	To improve the aspect of the rear of buildings in Southampton Road to Meeting House Lane (Ringwood Society)	Unresearched at this time				
B2	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party/ Ringwood Society)	Unresearched at this time				
<b>Projects with no budgetary implications</b>							
C							