

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

Held on Friday 5th July 2019 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Philip Day (Chairman)
Cllr Rae Frederick (Vice Chairman)
Cllr Andrew Briers
Cllr Gareth Deboos
Cllr Peter Kelleher
Cllr Gloria O'Reilly
Cllr Tony Ring
Cllr Glenys Turner

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator

ABSENT: Cllr Hilary Edge
Cllr Christine Ford
Cllr Darren Loose

**P/5616
PUBLIC PARTICIPATION**

There was one member of the public present for two of the planning applications.

**P/5617
APOLOGIES FOR ABSENCE**

The Chairman reported that apologies for absence had been received from Cllr Darren Loose.

**P/5618
DECLARATIONS OF INTEREST**

Although it was not a declarable pecuniary interest, Cllrs Day and Ring wished to make Members aware that in respect of planning application 19/10739, a member of the public, who had submitted an objection to the application, was a personal acquaintance.

**P/5619
MINUTES OF PREVIOUS MEETING**

RESOLVED: That the Minutes of the Meeting held on 7th June 2019, having been circulated, be approved and signed as a correct record.

**P/5620
PLANNING APPLICATIONS**



With the agreement of Members, applications 19/10469 and 19/10470 were brought forward, for the benefit of the member of the public present. The remaining list of planning applications were considered in list order.

RESOLVED: That the observations summarised in *Annex A* be submitted and the decision made under delegated powers be noted.

ACTION Nicola Vodden

**P/5621
NFDC LOCAL PLAN EXAMINATION**

The Chairman, who will be representing the Council at the NFDC Local Plan examination on 15th July 2019, had asked for the matter to be included in the agenda. He indicated that there was a vast amount of paperwork to digest and that the inspector had issued a detailed agenda.

An e-mail had been circulated to Members, prior to the meeting, identifying areas that he proposed be put forward to the inspector. They were asked to comment and raise any other areas for inclusion in the representations.

Cllr Frederick left the meeting at 11:35am.

Policy

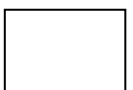
Green Belt land, south of Moortown Lane, had initially been identified by NFDC as suitable for development, but was subsequently removed from the emerging Local Plan, following public consultation (save for a site at Long Lane for a primary school, if required). It was noted that a developer had made a submission and will argue that Site 13 be enlarged to include land south of Moortown Lane. It was agreed that the Council's submission state that there should be no development south of Moortown Lane and no loss of the playing fields at Long Lane by building anything on them (including a school).

Impact on infrastructure

Transport links and roads were a concern as any potential development will only consider the effects on the local traffic network, of their proposed site, and the cumulative impact will not be assessed.

It was noted that the Taylor Wimpey plans indicate a road through Site 14, accessed from the A31 Poulner exit, and the additional route this would create, leading to Christchurch Road, via Crow Lane and Moortown Lane. A suitable road should be provided for the level of traffic expected and the houses set further back. Members could see the merit of this new route, which would reduce traffic through the town, but also the detrimental impact that this would have on the country lanes, which would not be suitable for the resulting increased volume in traffic.

Members agreed that an argument be made for the link, through Forest Gate Business Park as without this, all traffic heading to the industrial estate would use Moortown Lane. Cllr Day would invite the Inspector to conduct a site visit.



It was noted that proposed development of Site 14, by Taylor Wimpey, would coincide with the widening of the A31, and noted that the impact of this would need to be assessed. Both Taylor Wimpey and Highways England have been made aware of this possible conflict.

Water and sewage treatment is a concern, particularly with flooding, not from the Avon but ground water, and which already arises along Crow Lane/Eastfield Lane. Any new development will impact on the current capacity issues at the treatment works.

Doctors, dentists, schools and town centre parking were of concern as the level of development could potentially increase the population by 20%.

Housing Density and type Sites 13 and 14 are not suitable for properties of more than 2-storey, due to their locality. An argument will be made for more 1 and 2 bed properties, to be made available on the open market. A question should be asked about setting aside land on both sites for self-build.

RESOLVED: That the points outlined above be incorporated into the Council's representation at the NFDC Local Plan examination.

ACTION Cllr Day

**P/5622
PROJECTS**

A1 – Neighbourhood Plan – The meeting tentatively booked for 24th July will now be re-arranged for later in the year, when the speakers are available.

C1 – Pedestrian Crossings Christchurch Road – The Deputy Town Clerk reported a tentative start date of September.

C2 – A31 Improvement scheme – The Deputy Town Clerk had taken part in an independent review. She flagged up the impact of the scheme on the local road network as being of great concern. She also advised that should Taylor Wimpey's proposal for the development of the land north of Hightown Road be permitted, their timeframe would coincide with the widening of the A31.

RESOLVED: That the update in respect of projects (*Annex B*) be noted.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12.21pm.

RECEIVED
31st July 2019

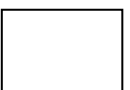
APPROVED
2nd August 2019

TOWN MAYOR

COMMITTEE CHAIRMAN

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

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Chairman's initials



Annex A to Planning, Town Environment Committee Minutes 5th July 2019
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
18/11648	Land At Crow Arch Lane And, Crow Lane, Ringwood. BH24 3DZ	RE-CONSULTATON: Development of 20 dwellings comprised of semi-detached houses; terraces; 1 block of flats, bin & cycle store; detached garages; public open space, landscaping, internal access arrangement and ancillary infrastructure.	Refusal (4)	The proposal does not address concerns previously identified and the Committee wished to reiterate its objections. The number of dwellings proposed would be overdevelopment of this parcel of land. The development is out of character with its rural setting and bearing in mind the nature and size of existing buildings in the area. It was not accepted that the mix of houses provided on the open market, compared to affordable housing, satisfies the local demand and it was requested that provision be made for 1 and 2 bedroom open market properties. The Construction Management Plan was considered not fit for purpose and there was disappointment that accessing the plot through the site (from Crow Lane) had not been detailed as an option, given the Committee's earlier comments and uncertainty about the bridge on Crow Arch Lane. There were also concerns with the proposed route for construction vehicles in terms of the suitability of roads and junctions for HGV use and safety of pedestrians and cyclists.

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
19/10469	25/24A Market Place, Ringwood. BH24 1AN	Works to convert 25A Market Place & Coach House to residential dwellings; single-storey rear extension, reinstate party wall and staircase and other works to 25 Market Place (Application for Listed Building Consent)	Permission (1)	The Committee welcomed the proposed 1 and 2 bedroom dwellings and the parking provision included in the plans.
19/10470	25/25A Market Place, Ringwood. BH24 1AN	Conversion of 25A Market to a 3 bedroom dwelling; conversion of Coach House to 1 bedroom dwelling; change of use of and works to 25 Market Place from A4 (Drinking establishment) to A1 (Retail) with 3 bedroom accommodation above; development of land fronting Strides Lane with a terrace of 4 2 bedroom cottages and a block of 4 self contained flat; associated parking	Permission (1)	The Committee welcomed the proposed 1 and 2 bedroom dwellings and the parking provision included in the plans.
19/10501	142, Hightown Road, Ringwood. BH24 1NP	Single-storey side & rear extension	Permission (1)	
19/10659	35, Somerville Road, Poulner, Ringwood. BH24 1XJ	Single-storey front and rear extensions	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
19/10675	10, Forestlake Avenue, Hightown, Ringwood. BH24 1QU	Single-storey rear extension	Permission (1)	
19/10693	The Elm Tree, Hightown Road, Hightown, Ringwood. BH24 3DY	Timber pergola and timber posts; fabric sails canopy; extend patios and hardstanding; planters	Refusal (2)	The Committee supported the Planning Officer and Conservation Officer's comments and concerns.
19/10694	The Elm Tree, Hightown Road, Hightown, Ringwood. BH24 3DY	Timber pergola; festoon lighting and timber posts; fabric sails canopy; extend patios and hardstanding; planters (Application for Listed Building Consent)	Refusal (2)	The Committee supported the Planning Officer and Conservation Officer's comments and concerns.
19/10727	Willow Cottage, Hightown Road, Hightown, Ringwood. BH24 3DY	Variation of conditions 2,4,& 7 of 18/11649 to allow amended plans 1148/01 Rev A & 8006/5000 to allow revised parking layout and landscaping	Permission (1)	
19/10731	51, Spittlefields, Ringwood. BH24 1QH	Two-storey-side extension	Refusal (2)	The Committee supported the Planning Officer's comments in relation to the proposal's impact on the uniformity and spacial relationship of the neighbouring dwellings.
19/10739	8, Swan Mead, Hightown, Ringwood. BH24 3RD	First-floor front extension	Refusal (2)	The Committee agreed that the proposal would be out of keeping in the street scene, which has a uniform appearance, and would have a detrimental impact on the adjacent property (No.7).

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
19/10744	38, Manor Road, Ringwood. BH24 1RA	Single-storey side extension	Permission (1)	
19/10749	89, Hightown Road, Ringwood. BH24 1NJ	Single storey side extension; roof alterations; single storey side and rear extension to form a self contained annexe	Permission (1)	
19/10770	180, Southampton Road, Ringwood. BH24 1JG	Garage with carport	Permission (1)	
TPO/19/0376	Site Of 10, Fairlie Park, Ringwood. BH24 1TU	Hawthorn x 4 - Fell	Permission (1)	
TPO/19/0379	Church Hatch Centre, 22 Market Place, Ringwood. BH24 1AW	Lime x 2 Reduce Ash x 1 - Reduce	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 - NFNPA

Number	Site Address	Proposal	Observation	Comments
19/00411	Lamberts Cottage, Cowpitts Lane, Poulner, Ringwood. BH24	Raise roof ridge height; insertion of 3no. velux windows; single storey rear extension; alterations to fenestration; new porch; render; removal of existing conservatory and porch	Refusal (4)	The proposal to replace the conservatory with an extension would be contrary to Policy DP11, as it exceeds the 30% rule.
19/00453	Waterditch, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Single storey side extension; roof alterations to existing single storey extension; replacement outbuilding; relocation of access	Permission (1)	
19/00454	Waterditch, Cowpitts Lane, North Poulner, Ringwood. BH24 3JX	Single storey side extension; roof alterations to existing single storey extension; internal alterations; replacement outbuilding; relocation of access (Application for Listed Building Consent)	Permission (1)	
19/00479	Bracken Way, Hangersley Hill, Hangersley, Ringwood. BH24 3JS	Pitched roof to existing flat roof extension	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

A

Applications decided under delegated powers : to be noted

On 2nd July 2019 at 10:00 am

Number	Applicant	Site Address	Proposal
19/10472	Mr Williams	1 Top Lane, Ringwood. BH24 1LF	Two Storey extension (Amended Plans) RTC observation 27/6/19:- P(1) Recommend Permission, but would accept planning officer's decision. (The original application was considered on 1/5/19 and a recommendation of P(1) was submitted. It is noted that the amendments to that application appear to decrease any risk of overlooking etc.)



Item No.	Name	Recent developments	Resource use				Finish in 2019-20?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2019-20 budget)								
A1	Neighbourhood Plan	Decision on whether or not to proceed deferred to special meeting of Council (tentatively booked for 24 July 2019).	£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	P&F Ctee approved increase in budget, to be funded from CIL receipts. Work scheduled to commence 23 September 2019.	£10,657 CIL	£500	£10,657	Moderate	Probable	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518) & 19/6/19 (F/5700))
A4	Cycle Stands	Carried forward from 2018-19. It is proposed to install cycle stands in Market Place/High Street as part of HCC improvements funded by HE.	£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))
Projects with budgetary implications (not included in 2019-20 budget but added since)								
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. HCC has now appointed a designer to bring this scheme forward.				Minimal	Probable	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 has now appointed a designer to bring this scheme forward.				Minimal	Probable	To be funded from Linden Homes developer contribution.