

Ringwood Town Council

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

Tel: 01425 473883

www.ringwood.gov.uk

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

27th February 2020

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 6th March 2020** at 10.00am and your attendance is requested.

Mr C Wilkins
Town Clerk

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 meeting held on 7th February 2020

5. PLANNING APPLICATIONS

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

6. STRATEGIC SITES

- i) To receive an update from Claire Upton-Brown, NFDC Chief Planning Officer and to consider the policy requirements and arrangements for community engagement;
- ii) To receive an update from New Forest District Council's Site Monitoring Officer regarding development of allocated sites (*Report B*)

7. NEIGHBOURHOOD PLAN

To receive the notes of the Neighbourhood Planning Working Party meeting on 7th February 2020 (*Report C*)

8. RINGWOOD ENVIRONMENTAL ACTION LEADERSHIP WORKING PARTY

To receive the Town Clerk's report on REAL Working Party and consider the recommendations therein (*Report D*)

9. APPLICATION FOR A DEFINITIVE MAP MODIFICATION ORDER

To consider the Deputy Town Clerk's report (*Report E*)

10. PROJECTS

To receive an update in relation to projects (*Report F*)

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.

Committee Members

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

Student Advisors

Permission (1)	Recommend Permission, but would accept planning officer's decision
Refusal (2)	Recommend Refusal, but would accept planning officer's decision
Permission (3)	Recommend Permission
Refusal (4)	Recommend Refusal
Officer Decision (5)	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 6th March 2020 at 10.00am

Number	Applicant	Site Address	Proposal
19/11355	Mr Meyer - GP Commercial Investments Ltd	Plot 9, Forest Gate Business Park, Spring Lane, Ringwood. BH24 1PD	RE-CONSULTATION: Two-storey office building (development B1); parking and variation of Conditions 2 and 5 of planning permission 18/10083 to allow the relocation of car parking spaces within the overflow car park (AMENDED PLAN & DESCRIPTION)
19/11369	Mr Urel	25-27 Southampton Road, Ringwood. BH24 1HB	RE-CONSULTATION: Convert first-storey to residential use; add two additional storeys to create six residential apartments; Improvements to front and rear elevations; Improvements to rear service yard including demolition of existing cold store and rebuild to form new cold store, bicycle and bin store with associated planting
20/00066	Mr & Mrs Luckham	The Bungalow, Hangersley Hill, Hangersley, Ringwood. BH24 3JS	Garage; drive
20/10046	Mr McShea	Unit 8, Pintail Business Park, 165, Christchurch Road, Ringwood. BH24 3AL	Internal re-fit of Commercial Unit and installing 4 new external windows; formation of new first floor
20/10049	Perry	Whitehouse Cottage, Christchurch Road, Kingston, Ringwood. BH24 3BQ	To construct a new porch of brick construction with slate roof to match existing house; retaining wall to new driveway; front gates and brick piers

A

Number	Applicant	Site Address	Proposal
20/10054	Mr Burrett	6, Hiltom Road, Ringwood. BH24 1PW	Single-storey side extension; raise roof and form rooms in roof-space
20/10124	Mr Cooper	Twynham Farm, 53, North Poulner Road, Ringwood. BH24 1SW	Single-storey rear extension
20/10137	Mr Brackley	190, Southampton Road, Ringwood. BH24 1JG	Detached single garage
20/10195	Mr & Mrs Lock	78, Kingfisher Way, Ringwood. BH24 3LN	Erect a single storey rear extension & garage conversion
20/10198	Mr & Mrs Burley	2, Morant Road, Ringwood. BH24 1SX	Demolition of outbuildings. Single storey side garage. Two and single storey rear extensions.
20/10219	Ms Maddams	43, Victoria Gardens, Ringwood. BH24 1FD	Single storey rear extension
20/10222	Mr & Mrs Giles	21, Parsonage Barn Lane	Second Revised Application for Ground Floor Extension to Rear and Extended New Cut Roof Forming 1st Floor. New dormer to front and pitch roof to garage.
CONS/20/0069	Ringwood Town Council	Church Of St Peter And St Paul, Market Place, Ringwood	Lime Trees x 10 - Reduce

Applications decided under delegated powers: to be noted

On 6th March 2020

Number	Site Address	Proposal	RTC recommendation
CONS/20/0053	15, Deweys Lane, Ringwood. BH24 1AJ	Hazel x 1 - Remove Fig Tree x 1 - Remove Ash Tree x 1 - Reduce	14/2/2020: No comment - dealt with at short notice and not within usual timescales. Advised by the Tree Officer that the work proposed was reasonable.

RING 3 – Beaumont Park, (Land at Crow Arch Lane and Crow Lane), Crow, Ringwood BH24 3DZ

Planning Permission Refs: 13/11450 Outline Application 175 dwellings

Details granted through: 16/11520 – Phase 1 - 62 dwellings;

17/11358 – Phase 2/3, care home, business use, POS, landscaping;

17/11309 Reserved Matters– Phase 2, 113 dwellings.

Current application: 18/11648 - 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.

During my last site inspection the Sales Consultant informed me that Linden Homes have now been bought out by Bovis Homes and the parent company is called Vistry Homes, trading as Linden Homes. She also informed me that the site had ceased construction of the unauthorised section of the development as soon as I had emailed the Site Manager. This situation and the associated planning application is being dealt with by the Planner and the Chief Planning Officer.

Phase 1 is still being generally maintained to a satisfactory standard.

The Central Park area has not been completed yet. Further soft and hard landscaping works are required to be carried out.

Development of Phase 2 has reached the external and internal stages of all the remaining houses in the Northern section of the site. All the houses have been built. Once the external and internal phases have been completed and signed off, the houses can be occupied. The site manager expects this to occur shortly. The landscaping is being carried out in Phase 2.

The only houses remaining for sale in Phase 2 are plots 157 and 158. Plots 113-130, 132-136, 138-148, 153-161 and 164-165 are at the internal stage with some external works. These are mainly Social Housing and Shared Ownership housing. All other houses are occupied in Phase 2.

The Southern section of Phase 2 is progressing well. The houses have reached roofline. Houses 166, 169-171, 173 and 193 have been reserved. The remaining houses in that section are for sale.

The developer is installing the spine road into the new industrial estate. The construction of the industrial estate is being monitored by our Estates team as this land has been purchased by NFDC.

The allotments development has been mowed and the top layer of grass/soil has been scraped ready for the construction of the car parking area and plots. This construction is dependent on the weather. I met with a representative from Ringwood Town Council recently to try to help with some queries that were raised regarding the transfer of this land to them.

Our Open Spaces Officer has provided us with a snag list for the Open Space on site. This is being combined with our own list to forward to the developer to enable a smoother transfer of the Open Space. The Landscape Architect and I will be making a site inspection in the short term with the Site Manager and the developer's Landscape Manager to identify these snags. The updated snag list will be checked by the Planner before being forwarded to the Developer.

Regular monitoring of this site by the Site Monitoring Officer will continue in the short, medium and long term.

Neighbourhood Plan Working Party

Notes of meeting held on Friday 7th February 2020 at 9:00am in the Forest Suite, Ringwood Gateway, The Furlong, Ringwood. BH24 1AT

Present: Cllr Philip Day
Cllr. John Haywood
Joe Moorhouse
Tim Moxey
Geoff Ridgway
Cllr Tony Ring
Mark Ruckwood
Chris Treleaven
Chris Wilkins (Town Clerk)

1. Apologies for absence

The Town Clerk reported that Janet Georgiou had tendered apologies for absence.

2. Declarations of interest

None.

3. Next steps to progressing the plan process

Following a general discussion it was agreed in principle that consultants should be engaged as soon as a sufficiently rigorous procurement process would allow whilst continuing to develop a vision for the future of the town (that can guide the Plan process), to identify the likely key themes/work-streams and, especially, to encourage wider public participation.

It was also agreed that it would be premature to be too rigid about the membership of this Working Party or other governance formalities (election of a chair, project leadership, meeting arrangements, etc.). Remaining flexible for now offers the best prospect of recruiting a more diverse body of volunteers with the necessary skills mix.

Accordingly, it was AGREED:

- 3.1 To send the Town Clerk (by email to chris.wilkins@ringwood.gov.uk) contact details for consultants to be invited to express interest in supporting the project by Friday 14th February.

ACTION All (but especially Tim Moxey and Mark Ruckwood)
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- 3.2 On 14th February (or as soon as practicable thereafter) to issue invitations to express interest to O'Neill Homer, to the consultants known to have assisted New Milton Town Council and Hythe & Dibden Parish Council with their Neighbourhood Plans and to those consultants proposed by other group members (with the terms of reference already considered by the Town Council and a request to respond by the end of February)

ACTION Chris Wilkins/Jo Hurd

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- 3.3 To prepare a press release about the initiation of the Plan process (to be circulated to members by email for comment before it is issued to R&F News, the Advertiser and other suitable media outlets)

ACTION Chris Wilkins/Jo Hurd

- 3.4 That notes of this meeting should be prepared and circulated with the terms of reference mentioned above to all group members and that expressions of interest received from consultants should also be similarly circulated when received

ACTION Chris Wilkins

4. Date of next meeting

It was felt that early evening meetings might be generally easier for people to attend.

It was AGREED:

- 4.1 If more than four consultants have expressed interest by the end of February, the group should meet on **Wednesday 4th March at 6pm in the Forest Suite, Ringwood Gateway** for a short meeting to short-list a maximum of four for further consideration at a later meeting on a date to be agreed; and
- 4.2 If not, a longer evening meeting should be arranged to enable all to make presentations to the group and a selection from them discussed and made.

ACTION Chris Wilkins/Jo Hurd

Ringwood Environmental Action Leadership (REAL) Working Party

Notes of meeting held on Monday 13th February 2020 at 4.00pm in the Forest Suite, Ringwood Gateway, The Furlong, Ringwood BH24 1AT

Present: Lindsay Andrews (LA)
Cllr Gareth Deboos (GD) (Chair)
Toby Dedrick (TD)
Elena Fernandez-Lee (EF)
Milinda Harding (MH)
Jamie Hibbitt (JH)
Hailey Higgins (HH)
Cllr Gloria O'Reilly (GO)
Ruth Port (RP)
Cllr Tony Ring (TR)
Leon Thompson (LT)

In attendance: Christopher Wilkins (CW)

Absent: Jackie Burgess
Cllr Rae Frederick
Chantelle Monck
Michelle White
Cllr Glenys Turner

1. APOLOGIES FOR ABSENCE

Apologies for absence had been tendered by Jackie Burgess, Cllr Rae Frederick and Chantelle Monck and were accepted.

2. DECLARATIONS OF INTEREST

No disclosable pecuniary interests were declared.

3. NOTES OF PREVIOUS MEETING

Notes of the meeting held on 13th January 2020 were accepted.

4. FEEDBACK FROM TOWN COUNCIL COMMITTEES

CW reported the following outcomes from meetings of Town Council committees:

4.1 Recreation Leisure & Open Spaces Committee – 5th February 2020

- Support was given for the target of planting 5,000 trees/hedging during 2020 by the Council and RACE on Council land, on condition that they are cared for by RACE for two years after planting and subject to suitable sites being found;
- Approval was given for the planting of saplings at Poulner Lakes and the east and west sides of Southampton Road (totalling around 2,100 or so) with the siting and exact nature of further plantings to be proposed by RACE via this WP, in conjunction with Council staff; and
- The planting of a new hedge along Mansfield Road verge was reported.

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4.2 Planning, Town & Environment Committee – 7th February 2020

- It was reported that New Forest District Council is seeking to identify community groups in Ringwood for the purposes of community engagement regarding the development of the strategic site north of Hightown Road;
- The notes of the meeting of this WP on 13th January 2020 were received; and
- It was resolved that the outline Flood Emergency Plan was appropriate and fit for purpose and that this WP and Council staff should work to populate the information gaps in it.

5. WORKSTREAM UPDATES AND PROPOSALS

5.1 Plastic-free Ringwood

- LA handed round a paper on this initiative (originated by Surfers Against Sewage but now extended to encourage all communities to commit to promoting alternatives to single-use plastics);
- LA explained that the support in principle of the Town Council is required for Ringwood to participate but requires only that it commit to replacing three types of single-use plastic in its own operations and to encouraging others in the town to do the same;
- CW reported that NFDC is to install a water bottle filler on the outside of the Gateway (and re-locate a cycle stand to facilitate this);
- EF reported on her efforts to facilitate the recycling of “Tetra-Pak” style packaging;
- TR stated that he was “on the case” of another Tetra Pak recycling bin in Ringwood and was in receipt of information from NFDC;
- TR reported that Clean-up Ringwood is planning further litter picks

The Planning Town & Environment Committee was RECOMMENDED:

- To express support in principle for Ringwood becoming a plastic-free community, providing leadership by example;**
- To commit to the specific target of replacing three types of single-use plastic with non-plastic alternatives in the Council’s own operations; and**
- To encourage Ringwood people and organisations to make a similar commitment to replacing single-use plastics**

RESOLVED that, subject to acceptance of that recommendation, Cllr. Rae Frederick represent the Council on the Plastic-Free Ringwood steering group.

ACTION: CW

5.2 Trees for the Future

- GD reported that Michelle White cannot continue as a member of this WP and a new representative is being sought. In the meanwhile, he reminded everyone about the planting at Poulner Lakes on Sunday 16th February and appealed for as many volunteers as possible;
- EF reported that the School has been awarded two packs by Woodland Trust, 600 mixed saplings and 150 nut and fruit trees. Since there is insufficient space for all of these on School premises, she raised the

possibility of planting some on Carvers Recreation Ground and the Southampton Road verges;

- MH reported that Transition Ringwood has also applied to Woodland Trust for a pack of 150 nut and fruit trees and asked if these also could be planted on the Southampton Road verges;
- TR reported a suggestion that contact be made with communities called Ringwood elsewhere in the world to report this initiative here and to encourage them to adopt similar measures; and
- CW reported that the Council has applied to Woodland Trust for a pack of 450 “year round colour” saplings for planting as a hedge at Poulner Lakes to screen the otter-proof fencing and that Hampshire County Council is working on a scheme to improve access and biodiversity in the same area that may result generate resources for further planting there

ACTION: CW to follow up enquiries about planting on Council-owned sites

ACTION: TD, JH & RP to follow up suggestion about Ringwood elsewhere
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5.3 Town Council Tree Policy

- GD reported that Cllr Turner has proposed awaiting the outcome of NFDC’s review of its tree policy before progressing this work further.

5.4 Transition Ringwood

- MH reported that work on the community allotment has been proceeding apace and arrangements are in hand for the eventual produce to supply a Community Fridge that is also being established.

5.5 Make, Do and Mend

- GD asked TR to enquire of NFDC if there are any retired litter bins available for possible re-purposing; and
- GD also explained that the proposed lease of the premises awaits progress on arrangements for repair of the windows.

5.6 Doing Our Bit

- GD reported that data has been collected on the Town Council’s energy use. The gas consumption at Greenways has been identified as a possible area to achieve reductions in both GHG emissions and cost. LT has volunteered to assist with an audit and the tenants will be invited to co-operate with this.

5.7 Eco-Fair

- HH reported that arrangements are well-advanced for a good number and variety of stalls and activities in both The Furlong and Gateway Square on Saturday 16th May between 1030 and 4.30. It was suggested that Wessex Water be invited to participate.

5.8 Flood Emergency Plan

- GD said work will continue in light of the committee decision reported earlier.

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6. ANY OTHER BUSINESS

- 6.1 EF reported that the School is creating an allotment garden within its premises for cultivation by students.
- 6.2 LA reported that she has been in touch with Sainsbury's about an "unpackaging" event and about the possibility of extending to Ringwood a "reverse-vending machine" scheme that has been piloted successfully elsewhere (this involves bottles being accepted back in return for a cash deposit incentive).

7. UPCOMING MEETINGS

Friday 13th March 2020 at 4pm

(Note: CW is unable to attend this meeting so a volunteer to take notes will be sought)

Tuesday 14th April at 4pm

Wednesday 13th May 2020 at 4pm

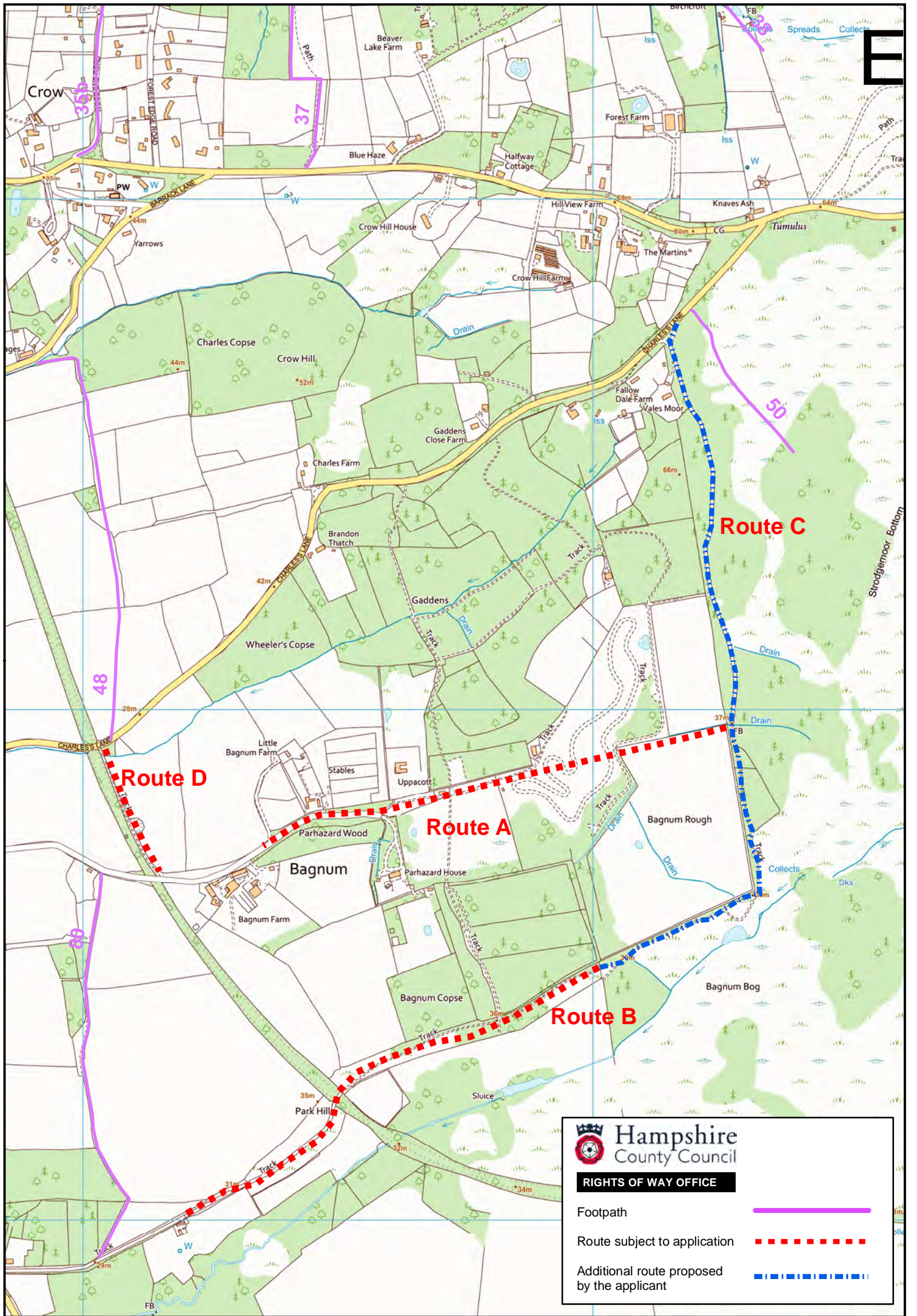
There being no further business, the meeting closed at 4.57pm.

PLANNING, TOWN & ENVIRONMENT COMMITTEE – 6 MARCH 2020
APPLICATION FOR A DEFINITIVE MAP MODIFICATION ORDER

1. The Town Council has been consulted by the Map Review Officer at Hampshire County Council on an application for a Definitive Map Modification Order to record restricted byways along routes in the Bagnum area (south of Charles's Lane) shown on the attached map (Appendix 1). The deadline for receipt of comments is 9 March 2020.
2. Restricted byways are for walking, cycling, horse riding and horse drawn carriages (or other non-motorised vehicles).
3. The application is largely based on historic evidence which the applicant believes demonstrates that historic rights of way exist along these routes. One of the claimed routes, Route D, is also based on user evidence which the applicant believes demonstrates that public rights have been brought into existence by virtue of long use. Whilst the application extends to Routes A, B and D, the applicant believes that the documentary evidence may also extend to Route C.
4. If, on a balance of probability, the evidence shows that public highway rights do exist, and providing that they have not subsequently been extinguished by legal order, then the County Council is obliged to record those rights on the Definitive Map.
5. The application must be considered and decided on the basis of evidence alone. Evidence and comments are therefore invited regarding how the route has been used and managed over the years.
6. The views of Ringwood and Fordingbridge Footpath Society have been sought and, if comments are received, will be reported to the meeting.
7. If evidence can be provided in support of the claim, or otherwise, Members are asked to consider and agree a response to Hampshire County Council.

For further information, please contact:

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



Hampshire County Council
RIGHTS OF WAY OFFICE

- Footpath
- Route subject to application
- Additional route proposed by the applicant



Strodgemoor Bottom

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	The Council has agreed to proceed towards adopting a Neighbourhood Plan (C/6352 11/09/2019) and Members have been appointed to a Steering Group. See separate item on agenda.	£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	£420	£1,000	Moderate	Probable	Stream banks sprayed in Spring. Annual flail and clearance by volunteers completed.
A3	Human Sundial	HCC delayed start of works – awaiting start date from HCC.	£10,657 CIL & contribution from Carnival (£5249.15)	£5295.15	£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. Cycle stands are to be installed in the town centre as part of HCC improvements funded by HE. A Facebook request resulted in a number of suggested sites.	£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	NFDC Portfolio Holder agreed to divert up to £60K unspent developers' contributions to the provision of the crossing on the south side of the Lidl roundabout.				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists.
C2	A31 improvement scheme	Update meeting with Highways England to be held on 12/03/2020. HCC implementing Phase 1 of town centre improvements funded by HE designated funds from 02/03/2020.				Moderate	No	Start date for main scheme expected to be end March 2021.
C3	Moortown drainage improvements	HCC still considering a controlled opening of the system at some point in the future.				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	New signage and some minor improvements will be included in the town centre improvements scheme (C2 above).				Minimal	Probable	
C6	Shared Use Path across Carvers	Developers' contributions allocated. HCC has now appointed a designer to bring this scheme forward in 2020/21.				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 in 202/21.				Minimal	Probable	To be funded from Linden Homes developer contribution.