

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

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

PRESENT: Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Andrew Briers
Cllr Philip Day
Cllr Hilary Edge
Cllr Gloria O'Reilly (*until 11:30am*)
Cllr Tony Ring
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Sophie Emery, Student Advisor (*until 10:50am*)
Accalia Smith, Student Advisor (*until 10:50am*)

ABSENT: Cllr Christine Ford

P/5590 PUBLIC PARTICIPATION

There was no public participation. Eight members of the public were present for agenda items.

P/5591 APOLOGIES FOR ABSENCE

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

P/5592 DECLARATIONS OF INTEREST

In respect of planning application 19/10223, Cllr Ward wished to make Members aware that the applicant is an acquaintance of his, although this was not a declarable pecuniary interest.

P/5593 MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 1st March 2019, having been circulated, be approved and signed as a correct record.

P/5594 PRESENTATION ON CO-HOUSING



Members received a presentation from Jeremy Dent, Chairperson of New Forest Co-Housing Group. He explained the principles of the cohousing model and the legal definition of community land trusts. He detailed organisations that support cohousing groups, the availability of grant funding and provided examples of cohousing which had successfully been set up. The local group had a number of interested members and it was looking to identify a suitable plot of land in the locality, with a view to providing genuinely affordable housing.

P/5595
PLANNING APPLICATIONS

With the agreement of all Members, applications 19/10220, 19/10223 and 19/10314 were brought forward on the agenda for the benefit of the members of the public present who were interested in these items.

19/10220 67, The Mount

The applicant addressed Members in relation to the extensions proposed. Members agreed to recommend Permission (3) and commented that they felt that the proposal would not lead to a terrace effect as the property is set back from the neighbouring property and that it would not impact on the character of the area. Members heard from the applicant in relation to personal circumstances, which have led to the proposal, and felt there were also exceptional reasons, which should be taken into consideration.

19/10223 Ringwood Social Club

The Planning Consultant for the applicant addressed the Committee in respect of the application for removal of conditions 22 & 28 on application 15/11824 to allow all residential units to be occupied before external works to the Listed Building are completed. Members agreed to recommend Refusal (2), but would accept the Planning Officer's decision. They added that the original permission was granted in exceptional circumstances to enable the development of the Listed Building and separate treatment of the housing development is not acceptable.

19/10314 Whitehall, 12, North Poulner Road

The applicant presented the application to Members, indicating design changes made since the previous proposal, with a view to addressing the concerns raised. Members agreed to recommend Permission (1), but would accept the Planning Officer's decision.

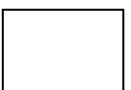
Cllr O'Reilly left the meeting at 11:30am.

The remainder of the list was dealt with in list order.

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

ACTION Nicola Vodden

P/5596
LIGHT POLLUTION



The Chairman reported concerns of local residents in relation to an increase in light pollution from the town, which was affecting the New Forest National Park. This appeared to emanate from the Forest Gate Business Park.

He questioned whether the increase in light compromised the National Park's Policy CP6: Pollution and sought the Committee's support in approaching the New Forest National Park Authority, to request that it considers making its own assessment and, if appropriate, negotiates amelioration with the property owners (including the NFDC depot).

Cllr Edge indicated that there had been a change to the amount of illumination at Stillwater Park, without consultation with the residents.

Cllr Wiseman commented that it was important to consider the effects of lighting with any future development, particularly the site put forward (in the emerging Local Plan) at Moortown Lane and the proposed improvement of sporting facilities at Long Lane.

RESOLVED: That Cllr Treleven write to New Forest National Park Authority to convey residents' concerns with regards to an increase in light pollution.

ACTION Cllr Treleven / Jo Hurd

**P/5597
PROJECTS**

A4 – Human Sundial – Direct contact had been made with the stonemason and a further meeting will be held with HCC to discuss the finer details and determine the full costings for the project. Work is unlikely to commence before September due to the stonemasons availability and the lead in time for the materials required .

C1 – Pedestrian Crossings, Christchurch Road – HCC confirmed that it is unable to commence work until the work on A338 is fully completed. The Deputy Town Clerk was asked to make enquiries of the design work and to express the council's concern in respect of the delays. The County Councillor would also be copied in on the correspondence.

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

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12.20pm.

RECEIVED
24th April 2019

APPROVED
26th April 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 April 2019
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
18/11637	32, Northfield Road, Ringwood. BH24 1LU	Roof alterations in association with new first floor; boundary treatment	Refusal (2)	Members would be content for the application to be granted on condition that the first floor roof light windows on the west elevation be obscure glazed. They also commented that it would be preferable to have the hedge fronting the roadside rather than the fence.
19/10053	76, Northfield Road, Ringwood. BH24 1ST	Two-storey side extension; Single-storey rear extension; roof lights; flue x 2; hard standing; carport.	Permission (1)	
19/10112	34a Christchurch Road, Ringwood. BH24 1DN	Alterations to ground floor shop; block up existing windows; second-floor extension to create two 1 bed flats; demolition of single-storey rear extension and rear extension to provide one 2 bed flat and one attached 3 bed house	Refusal (2)	The Committee felt that issues identified in the previous application had not been addressed. The proposed development was cramped, with no amenity space provided. There were also concerns about the impact of the proposal on the neighbouring properties and businesses in the vicinity, in terms of access and refuse collection. There remained safety concerns regarding access from the dwellings as it would be directly onto a narrow lane, which is also the entrance to NFDC's Blynkbonnie Car Park, however it was accepted that there were no objections from the Highways Authority, with regard to this.

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
19/10220	67, The Mount, Poulner, Ringwood. BH24 1XY	First-floor side extension; Two-storey side extension; Single-storey rear extension; single storey front extension incorporating porch	Permission (3)	Members felt that the proposal would not lead to a terrace effect as the property is set back from the neighbouring property and that it would not impact on the character of the area. Members heard from the applicant in relation to personal circumstances, which have led to the proposal, and felt there were also exceptional reasons, which should be taken into consideration.
19/10223	Ringwood Social Club, 19 West Street, Ringwood. BH24 1DY	Removal of conditions 22 & 28 of 15/11824 to allow all residential units to be occupied before external works to the Listed Building are completed	Refusal (2)	The original permission was granted in exceptional circumstances to enable the development of the Listed Building and separate treatment of the housing development is not acceptable.
19/10283	Land rear of Loyds TSB, 25, High Street, Ringwood. BH24 1AB	House; access, parking & landscaping	Refusal (2)	The Committee viewed the proposal as a cramped development. It wished to support the Conservation Officer's views, in that the principle of the design should take place in relation to the Conservation Area and the design doesn't mirror the detail of the adjacent properties, which did do so.
19/10296	1, Joyce Dickson Close, Ringwood. BH24 3ET	Single storey rear extension	Permission (1)	
19/10314	Whitehall, 12, North Poulner Road, Ringwood. BH24 1SP	First floor extensions over existing plan footprint (including new dormers) to provide improved accommodation	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
19/10327	13, Gravel Lane, Ringwood. BH24 1LL	Single-storey rear and side extension	Permission (1)	
19/10338	15, Chichester Road, Poulner, Ringwood. BH24 1UE	Outbuilding	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

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

A

Number	Site Address	Proposal	Observation	Comments
19/00141	Old Forest Farm, Nouale Lane, Poulner, Ringwood, BH24 3EL	Replacement Septic tank; installation of soakaway; silt trap	Permission (1)	
19/00200	Knaves Ash, Crow Hill, Crow, Ringwood. BH24 3DD	Outbuilding	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

Applications decided under delegated powers : to be noted

A

On 5th April 2019 at 10:00 am

Number	Applicant	Site Address	Proposal
TPO/19/0139		10, Fairlie Park, Ringwood, BH24 1TU	Prune 1 x Yew Tree Recommendation 14/3/19:- P(1) Recommend permission, but would accept Tree Officer's decision
TPO/19/0161		42 Broadshard Lane, Ringwood, BH24 1RS	Prune 1 x Blue Atlas Cedar tree Recommendation 14/3/19:- P(1) Recommend permission, but would accept Tree Officer's decision

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2018-19 budget)								
A1	Traffic Assessment	Agreed not to proceed at Full Council 27/06/2018 (C/6167 refers)	£4,000 Provision	£0	£0	N/A	N/A	Budget revised from £7,000
A2	Cycle Stands	Site identified near Old Bank House – JH to investigate progressing as a stand-alone project	£500 Provision	£0	£500	Minimal	No	Included in plans for Market Place improvements. Additional cycle storage also included in HCC scheme to improve access for cyclists and pedestrians.
A3	Crow Stream	Stream banks were sprayed on 26/3/19 to control growth of hemlock water dropwort. 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.	£1,020 Transfer from Dev Conts	£459	£1,020	Moderate	RTC works complete	Annual flail and clearance by volunteers carried out in August/September.
A4	Human Sundial	Meeting held with HCC officers on 23/1/19 – awaiting confirmation of costs prior to agreeing timescales for delivery.	£8,000 CIL	£500	£8,000	Moderate	No	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518))
A5	Neighbourhood Plan	Decision on how to proceed deferred to May 2019 (FC 28/11/2018).	£3,000 Annual Budget	£0	£0	Minimal	No	Agreed by Full Council on 26/9/18 to proceed towards adopting a NP.
A6	Sign Painting at Friday's Cross	Project complete.	£1300 + contributions	£803	£803	Moderate	Complete	Total project cost £1553. Contributions of £750 received.
A7	Street-lighting in Kings Arms Lane	Awaiting details of options and outline costs from HCC/ SSE	£800 CIL	£0	£800	Minimal	No	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497)) HCC agreed to adopt for maintenance purposes.

Projects with budgetary implications (not included in 2018-19 budget but added since)



B							
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Projects with no budgetary implications

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	Awaiting update from HCC on detailed design and likely timescales for completion.				Minimal	No	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists. Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	£380,000 awarded by HE to HCC for various cycling, safety and integration (CSI) town centre improvements.				Moderate	No	Start date 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	No	
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	
C5	Improved signage for cycle path through Forest Gate Business Park	HCC agreed to include in the scheme for C1 above. JH has investigated RTC undertaking this work as a standalone project, but for various reasons this is not possible.				Minimal	No	



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	
Projects with budgetary implications (for inclusion as bids in 2019-20 budget)							
A1	Neighbourhood Plan	Motion to be considered by new Council in May 2019. If agreed by a majority, terms of reference will be prepared for consultants to be instructed to provider further advice	£3,000 to be funded from Provisions (carried forward from 2018/ 19 budget) £9,000 to be funded from grants	Significant	Significant	Consultants	1
Projects with budgetary implications (for possible inclusion as bids in later budgets)							
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				
Projects with no budgetary implications							
C							