

NEW MILTON TOWN COUNCIL

Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 13 April 2017 at 6.30pm in the Town Hall, Ashley Road, New Milton.

Chairman	p	S J Clarke
Vice Chairman	p	R A Reid

<u>Councillors:</u>	G C Beck	p	C Hexter
	p K E Craze	p	R Murrow
	p R B Dagnall	p	S P Short
	p D E Hawkins		

In Attendance: Officer: Theresa Elliott, Assistant Town Clerk

PUBLIC PARTICIPATION

There were 6 members of the public present.

Application No. 17/10364 – 1 person spoke for this application.

Application No. 17/10280 – 1 person spoke for this application.

Application No. 17/10292 – 1 person spoke for this application.

244. APOLOGIES

Cllr Beck had tendered apologies.

245. DECLARATIONS OF INTEREST

None.

246. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 30 March 2017, be signed by the Chairman as a correct record.

The Minutes were duly signed.

247. MATTERS ARISING

Under minute 242, Cllr Short asked that the previous points be carried forward as the recent meeting with Virgin Media had to be rescheduled (cancelled with late notice by the company). The Chairman confirmed this (see minute 252d).

The meeting clerk advised that all items were being attended to within the timescales noted.

248. LIST OF APPLICATIONS

The list of applications for the period ending 29 March and 5 April 2017 were considered (see attached list).

249. LIST OF DECISIONS

The list of decisions for periods ending 29 March and 5 April 2017 were noted.

250. HOUSING WHITE PAPER

The Chairman introduced the summary document (Appendix 1) which outlined central government plans to invigorate the numbers of houses built by assisting local planning authorities, small and medium sized developers through a number of initiatives. The public consultation is open for comments until 2 May 2017.

Cllr Craze highlighted the need to access the Infrastructure Fund through the Neighbourhood Plan and the Digital Fund via the Town Economy groups.

After some debate, members

RESOLVED

that the following be sent in response

'It will be a tough job to turn the developer market around and so changes that affect them and local planning authorities should also affect central Governments Planning Inspectorate, to initiate some fairness.

If the Planning Inspectorate was given a specific timeframe to decide all or most types of appeals, it would ease the delays to housebuilding. If that wasn't incentive enough, it would also allow infrastructure/utility companies to adequately plan ahead. (Page 13 para 6)

With pressures for centrally located brownfield sites to be developed, we need to be mindful that high density (page 28 para 1.39) development removes much needed outdoor space and activity for children. Public land is often one of the few free of charge places that parents and carers can take their children to let off steam and guide pursuit of a healthy lifestyle. (Page 25 para 1.24)

Protection of 'valued' open space and neighbourhood character is no less important in the town centres (para 1.31) and residents of all walks would likely value the open space nearest them for very different reasons.

A new generation of poor quality housing will be built if suggestions on page 32 (para 1.53) are to be realised. Living on top of a carpark or over a factory is not justified, particularly in a generation of new house owners that will pay more than ever before to live at a most unsatisfactory standard. Use Classes currently determine B1 light industrial as the only 'acceptable' use of neighbouring property to residential, and to suggest anything else will see drastic decline of living standards and ultimately, the UK's productivity.

Page 32 para 1.54 - The frequency of permitted development rights review is astounding, the whole system including applicant doesn't get chance to catch up before another review is in the offing. Development does not appear to have significantly increased since the first review and there is now an 'underworld' of planning officer need to assess Lawful Development processes and charges for householders making enquiries. It has lessened the public and media face of planning bureaucracy but not the reality and created further confusion at the expense of the taxpayer. To suggest further review is lunacy.

A further increase of 20% of planning fees is not required by authorities already achieving the delivery of house building their community needs, as such delivery proves the point that they are capable. It is the authorities that are unable to deliver that need ability to charge the further 20%, to fund additional skilled staff and managers that achieve the results.

The 'unnecessary' nature of some appeals will not be removed if a fee is levied. Justified appeals will not be brought by those that cannot afford it, unnecessary appeals by those that can will continue. This will make the system more unfair and breed the common idea that if you have money, you get what you want in planning. Introducing a grant system to give all access to the appeal system is recommended as the way forward.

Page 38 (para 2.18) We cannot see how 'Mayors and local leaders' will be empowered to deliver infrastructure that unlocks house building when school provision is determined by the County Council, new transport and drainage systems by the District Council. 'Local' leaders does not necessarily mean the most local, or give the Town Mayor ubiquitous power. Yet they are often the ones with the greatest local knowledge, including what their electorate are concerned about.

The potential change to pre-commencement conditions (page 40 para 2.26) will only serve to strengthen local view that the developer 'gets what they want'. The most often used pre-commencement conditions in this area is the necessary assessment and potential removal of protected species or contaminated land investigations, both environmentally crucial and dependent on professional appraisal, which in itself is important for the local economy.

There is great need to support small and medium sized developers, as without them no change will be realised. The large companies have no interest in flooding the market with much needed housing; it strips the demand and therefore their profit margins.

There has been no focus on the reasons why LPA's are not coping. Developers have identified capacity and capability issues but local analysis is needed to get to the root of the issues for each LPA, then deal with them.

The suggested more vigorous use of renewed Compulsory Purchase powers (page 42 para 2.44) will likely fail if the associated costs are not tackled.

The Housing Delivery Test should have an agreed exemption list or alternative solution as some areas simply do not have the available land due to habitat designations and other constraints. The consequences of non-delivery need to be proposed at the same time as the alternative, otherwise the statement made at paragraph 2.51 regarding Green Belt land becomes a contradiction.

The reference to ‘Mayors and Local Leaders’ seems unclear and appears to assume the position of devolution.

There is insufficient information on the proposed methods to improve productivity. As building productivity lags behind at only 11%, an increase would reduce build costs;

Off-site building can increase speed and reduce labour demands, therefore costs, but no policies are suggested to incentivise innovation;

There is little mention of energy efficiency or energy recovery schemes. Solar roof tiles can be made policy for medium or large sites (50 or more properties) and similar arrangements possible for use of underground (free) energy capture and heat pumps.’

The final three paragraphs were points raised by Cllr Reid, with the comment previous to that from the Town Clerk.

The Chairman and members thanked the meeting Clerk for the report and suggested response.

251. NEIGHBOURHOOD PLANNING UPDATE

The Chairman advised that the District Council meetings with developers had now been completed for New Milton area. The Neighbourhood Planning team now want to meet the developers. Currently the draft Neighbourhood Plan is running slightly ahead of the NFDC Local Plan final draft schedule.

252. CORRESPONDENCE

a) Planning Appeal Received

An appeal against a decision made by New Forest District Council has been received

Application no. 16/11488 – 30 Barton Drive – Chalet bungalow; parking; access.

Any further representation needs to be sent to the Planning Inspectorate via online portal (<https://acp.planninginspectorate.gov.uk>) by 9 May 2017.

b) Planning Appeal Decisions

The following appeal decisions have been received and noted.

Application no. 16/11028 – 4 Kennard Road – Demolition of existing garage and construction of a detached bungalow to the rear of existing. Appeal dismissed.

Application no. 16/10430 – Unit 2, Ferndene Farm, Bashley Cross Road – Erection of a replacement storage barn. Appeal dismissed.

Cllr Short commented that local residents would be particularly happy about the Kennard Road decision.

c) Temporary Road Closures

The following closure notices had been received from New Forest District Council –

Saturday 3 June between 0600 and 1900 hours –

Station Road, between the Whitefield Road/Osborne Road junction and the Spencer Road/Elm Avenue junction;

Ashley Road, between the Spencer Road junction and Station Road junction;

Old Milton Road, between its junction with Station Road and its junction with Elm Avenue.

This is to facilitate the New Milton Lions Centennial Carnival.

Tuesday 18 April for up to 2 days –

Lower Ashley Road, between its junction with Andrew Lane/Hare Lane and its junction with A337 Lymington Road.

This is for water service connection works.

d) Virgin Media Installation

Following recent concerns regarding positioning and colour of cabinets, lack of resident consultation and installation at unreasonable times, a meeting had been arranged for 6 April. However, at short notice the meeting was cancelled by the representative of Virgin Media due to attend. It is currently being rescheduled.

e) Stopping up of Highway

The Department for Transport official stopping up order of highway has been received for Forest Oak Drive, which sees the existing turning head adjacent number 33 being realigned. The order is available at the Town Council offices for inspection.

f) Planning Enforcement

Notification has been received regarding a residents complaint about potential breaches at the housing site adjacent Milton Barns on Gore Road. The matter regards height of the temporary fencing and erection of an unauthorised sign, and is being investigated.

The Chairman requested that the same area is suffering from a proliferation of A-boards from the industrial estate and requested that Enforcement be notified.

g) Wootton Riverine Renovations

The meeting Clerk advised members that the owner of Burley Villa Riding School had recently sent copy email about the state of the area with photographs showing the course of the stream before and after works. This was noted by the members.

253. ANY ITEM THE CHAIRMAN CONSIDERS URGENT

None.

254. NEXT MEETING

The next meeting will be held on **Thursday 27 April 2017** at 6.30pm in the Town Hall, Ashley Road, New Milton.

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 7.35pm.

Chairman _____ Date _____

Action Points

Minute	Action	By whom	By when
250	Infrastructure Fund access as per Housing White paper	C Lambert	ongoing
250	Digital Fund access as per Housing White paper	S King	ongoing
250	Respond to consultation	Meeting clerk	21/04/2017
252a	Draft appeal letter for Ward members	Meeting clerk	06/05/2017
252f	Report A-boards to Enforcement	Meeting clerk	21/04/2017

Distribution:

Town Councillors

District Councillors J L Cleary and C V Ward;

County Councillors M Kendal and K Thornber;

New Milton Library;

Press

Application No: **1710287** Ward: Becton Authority: NFDC
 Applicant: Durlston Court School
 Site: Durlston Court School, 52 Becton Lane

Proposal: Variation of condition 3 of permission 15/10738 to allow use from 8am to 6pm Monday to Friday.

NMTC Comment: ACCEPTABLE (Delegated)
 Subject to the restriction suggested by the NFDC Environmental Health officer.

Application No: **1710292** Ward: Barton Authority: NFDC
 Applicant: Mr Siggers
 Site: 9 Keyworth Avenue

Proposal: Raise ridge height; dormers and roof lights in association with new first floor; single storey front and side extensions; rear balcony; chimney; fenestration alterations;

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1710311** Ward: Becton Authority: NFDC
 Applicant: AJ Developments
 Site: 6 Barton Common Road

Proposal: Variation of condition 2 of permission 16/11255 to allow amended plan no's 300, 301, 302, 303 and 304; south elevation French doors to unit 2 and 3; balconies to unit 5 and 6.

NMTC Comment: OBJECT (Delegated)

This is a continuation of development that is opposed due to it being
 (1) Overbearing and create intensification of the site which is out of character
 (2) Will have impact to trees and wildlife
 (3) There are highways safety concerns, regarding lack of adequate access point width or width of access road as detailed by Hampshire Highways consultation response.

N.B. The land directly adjacent to the south is in Town Council ownership. Any use of the land or change to the existing access point (including width change) must be expressly permitted by Town Council as a whole. Land use requests are in the remit of the Amenities Committee in the first instance.

Application No: **1710320** Ward: Bashley Authority: NFDC
 Applicant: Mr & Mrs Caputo
 Site: 19 Deerleap Way

Proposal: Single storey side and rear extensions to garage.

NMTC Comment: OBJECT (Non-Delegated)

(1) Contrary to the New Milton Local Distinctiveness Study document regarding character, specifically page 34 (Build up of Building Line) and its poor design.

- (2) Back land development
- (3) Sets a precedent
- (4) Threat to nearby TPO'd trees
- (5) This is subdivision for residential purposes and not an outbuilding extension.

Application No: **1710364** Ward: Fernhill Authority: NFDC
 Applicant: Mr Courtney
 Site: 19 Leigh Road

Proposal: Roof alterations to create new first floor with side dormers, Juliette balcony, two and single storey extensions and detached garage.

NMTC Comment: OBJECT (Non-Delegated)

(1) Contrary to New Milton Local Distinctiveness Study pages 34 (Building Format) and 35 (Rhythms) due to its gable end and dormers.

- (2) The dormers create an unbalanced look which is unsympathetic to the street scene.
- (3) Contrary to New Forest District Council Core Strategy policy CS2 (Design Quality)

Application No: **1710371** Ward: Milton Authority: NFDC
 Applicant: Mr & Mrs Joy
 Site: 170 Gore Road

Proposal: Single and two storey extension; fenestration alterations.

NMTC Comment: ACCEPTABLE (Delegated)
 subject to the new first floor window being obscure glazed.

Application No: **1710393** Ward: Barton Authority: NFDC
 Applicant: Mr & Mrs Power
 Site: 34 Seafield Road

Proposal: Single storey rear extension and alterations to fenestration.

NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **17/0261**

Ward Name: Milton

Location: 13 Whitefield Road

Description Prune 1 x Horse Chestnut.

NMTC Comment: Pruning, where agreed with the NFNPA Tree Officer, is acceptable provided the long term health and amenity value of the tree is maintained and where reasonably required to maintain the owner's amenity.

Application Number: **17/0269**

Ward Name: Barton

Location: 27 Seafield Road

Description Prune 1 x Pine.

NMTC Comment: Pruning, where agreed with the NFNPA Tree Officer, is acceptable provided the long term health and amenity value of the tree is maintained and where reasonably required to maintain the owner's amenity.

Application Number: **17/0271**

Ward Name: Barton

Location: 8 Spinacre

Description Fell 1 x Pine

NMTC Comment: NMTC object to the felling of any tree unless it is dead, dying or dangerous, no longer of amenity value, or otherwise agreed with the NFNPA Tree Officer for exceptional reasons.
