

NEW MILTON TOWN COUNCIL

Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 22 June 2017 at 6.30pm in the Town Hall, Ashley Road, New Milton.

Chairman		S J Clarke
Vice Chairman	p	R A Reid

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

In Attendance: Officer: Theresa Elliott, Assistant Town Clerk

There were no members of the public present, therefore no public participation.

In the absence of the Chairman, Vice- Chair Cllr Reid presided over the meeting.

35. APOLOGIES

Cllrs Clarke, Craze and Murrow had tendered their apologies.

36. DECLARATIONS OF INTEREST

Under agenda item 5, Cllrs Hexter and Short declared that they were well known to the applicant of 17/10714 (12 Marley Avenue) and considered themselves in a position of potential predetermination or bias. Therefore they both signed the register and withdrew from the meeting for the duration of this item.

37. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 8 June 2017, be signed by the Chairman as a correct record.

The Minutes were duly signed.

38. MATTERS ARISING

The meeting clerk stated that all action points had been completed within the timescales given.

Cllr Beck raised attention to an item which is later noted. Please refer to minute 43a.

39. LIST OF APPLICATIONS

The list of applications for the period ending 7 and 14 June 2017 were considered (see attached list).

Cllrs Hexter and Short left the meeting at 7.03pm, returning at 7.06pm.

40. LIST OF DECISIONS

The list of decisions for periods ending 7 and 14 June 2017 were noted.

41. NEIGHBOURHOOD PLANNING UPDATE

The Chairman stated that consultants rCOH have taken notes from the specific task groups and advised on whether the content could be made into policies and their potential success as such. Other aspects which could not be made into policy could become specific projects that may attract individual funding.

The Chairman had advised that an announcement had today been made by New Forest District Council, which alters their timetable. See below extract from their website –

'Forecast traffic growth from Local Plan development proposals in-combination with development outside the district has reached the threshold where further ecological investigations are necessary as part of our Appropriate Assessment. This is to establish whether or not the potential effects of increased traffic emissions on internationally protected nature conservation sites in the New Forest would be significant, and if the effects were significant whether and how they could be mitigated.

We are meeting with Natural England shortly to agree next steps and we will publish a revised timetable and Local Development Scheme as soon as possible, provisionally by the end of July 2017. We still aim to publish a submission version Local Plan before the end of 2017.

The 26 July 2017 Scrutiny and Environment Panel and Planning Committee is therefore cancelled. The Local Plan will not be reported to Cabinet on 6 September or to full Council on 11 September 2017. New dates will be published here in due course.'

The meeting clerk advised that contractors rCOH would be back in touch shortly with any potential consequent amendment to the Neighbourhood Plan timetable.

42. TOWN ECONOMY STEERING GROUP

Members were provided a written report from Chair of the group, Cllr Schooling, who had been unable to attend the meeting in person. The key elements were –

- Town Development Manager Suna King had reported on the 'Smart Town' project meetings with Matt Callaghan, New Forest District Council's Economic Development Manager, who was providing support and advice;
- County Cllr Carpenter had been apprised of the town development programme and a meeting with County Cllr Kendal was due to take place shortly;
- The red telephone box purchased for £1.00 was unlikely to receive sponsorship, therefore BT will be approached to refurbish, fund and then replace the more modern box near Morrison's in station Road;
- A meeting had taken place between Cllrs Clarke and Craze with Bradbeer's Directors Rupert and Justyn Davies. Discussion points included plans for the Co-op store which does not fit the profile for neither Waitrose nor Marks & Spencer; however the Davies brothers have innovative plans for it. The Co-op car park was also discussed, part of which is suggested for affordable housing in the Neighbourhood Plan.
- The newly developed Town Council website was demonstrated and members were impressed with its ease of use. Officer Suna King will present the website at the Full Council meeting on 26 June.
- There had been a request for Virgin Media to start their works in Station Road after the summer season ends, preferably October, and that patching with tarmac should be avoided at all costs. The current pavement slabs should be used and was considered they could be hard to replace.

A post meeting note was added that Virgin Media should be given an absolute deadline of 7 November for their work in Station Road and Old Milton Road. This is when the Christmas Lights contractors would need full uninterrupted access to hang the decoration, due to be illuminated on Saturday 25 November.

Cllr Hawkins raised concern that Virgin Media had again not informed residents of upcoming work, despite promises to at a recent meeting.

43. CORRESPONDENCE

- a) Application 17/10516 – Ocean Breeze Care Home, 22 Barton Wood Road
Senior Environmental Health Officer Gary Worsley had contacted the meeting Clerk to advise that his colleagues recommendation, which wholly informed the committee objection, had unfortunately not taken due account of his historic negotiations at the site. The Environmental Health objection to the proposal had therefore been withdrawn, and on this basis the Planning Officer had been in touch regarding Town Council objection. In consultation with ward members Beck and Craze, Chairman Steve Clarke agreed to withdraw the objection so it could be appropriately determined given the change in situation.
- b) Planning Appeal Decision
Notification had been received of the following appeal decision –
Application 16/11488 – 30 Barton Drive – Erection of 1 three bedroomed chalet bungalow with parking – *APPEAL DISMISSED*.
- c) Planning Enforcement Matters
Since the last meeting there had been several developments –

- i) Registration of advertising at Fernhill roundabout by S&P Furnishers of Station Road;
 - ii) Registration of the large painted advertisement on the side elevation of Ross Nicholas, 9-11 Old Milton Road
 - iii) Unauthorised fencing and operational development at 94 Old Milton Road has been determined as needing planning permission and the owner is being encouraged to submit a retrospective application.
- d) Operation Resilience
Notification had been received that Bashley Road roundabout is due to be resurfaced. Ironwork and kerbing alterations will take place for 3 days from 26 June, between 9.30am and 4pm whilst a 4 way traffic light system will be used. Resurfacing will start on 30 June for 3 working nights, with the road closing for safety reasons between 8pm and 6am. The road is expected to be open during the day and at the weekend. A fully signposted diversion will be in operation.
- e) New Milton Railway Footbridge Replacement
The Town Clerk had been contacted by Hampshire County Council Chief Engineer, looking to programme the replacement.
The indication is that there will need to be lane closures for a 'number' of weeks controlled by traffic lights to allow dismantling of the old bridge, brickwork modifications on the road bridge, and complete night closures for lifting in and out of the footbridges.
- During discussion members raised 3 key points
- i) That timing works January to Easter is likely to be less intrusive on town trading, although no time of the year was considered more convenient;
 - ii) That the timescale should be wholly decided by Network Rail so long as they stick to the dates they supply to the public;
 - iii) That Virgin Media are likely to be in Station Road in October so this timescale should be advised and avoided.

Members wished these aspects to be recorded as no clear recommendation was formed, noting that the issue would be discussed at Full Council on 26 June.

(Post meeting note: In addition, Hampshire County Council have advised that a letter to residents had been sent regarding the start of works on the assisted living scheme on land off Forest Oak Drive. The works are due to start on 26 June, Midas Construction is the appointed construction company and the letter details the names of Project Manager and Site Manager, with a contact telephone number for the site office. Target date for completion is end of March 2018. Members have been individually emailed the letter, which is available to view on request).

44. ANY ITEM THE CHAIRMAN CONSIDERS URGENT

None.

45. NEXT MEETING

The next meeting will be held on **Thursday 6 July 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 7.27pm.

Chairman _____ Date _____

Action Points

42	Draft letter to Virgin Media highlighting distress caused to residents of Whitefield Road	5 July 2017	Meeting clerk
43e	Item to be discussed at Full Council next meeting	23 June 2017	Town Clerk

Distribution:

Town Councillors
 District Councillors J L Cleary and C V Ward;
 County Councillors F Carpenter, M Kendal and K Mans;
 New Milton Library;
 Press
 Police

List of Applications for the period ending 7 and 14 June 2017 – Minute 39.

Application No: **1700425** Ward: Bashley Authority: National Park

Applicant: Mr & Mrs O'Mahoney

Site: Valdivia, St Johns Road

Proposal: Roof alterations to facilitate additional accommodation; single storey extension; addition of cladding.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1700477** Ward: Bashley Authority: National Park

Applicant: Mr Sexton

Site: The Meadows, Tiptoe Road

Proposal: Rear dormer window and conversion of hipped roof to gambrel (dutch gable) to facilitate additional first floor accommodation.

NMTC Comment: OBJECT (Delegated)

Contrary to policy DP11 (Extensions to Dwellings) of the New Forest National Park Authority Core Strategy and Development Management Policies DPD 2010.

Application No: **1710620** Ward: Becton Authority: NFDC

Applicant: Mr Stockwell

Site: Brookwood, 5 Barton Common Road

Proposal: Single storey front extension with terrace over; tow storey side and rear extensions; raise ridge height in association with new second floor; balcony.

NMTC Comment: ACCEPTABLE (Delegated)

N.B. New Milton Town Council owns the land directly south adjacent to the residential boundary (grass verge). Any change to the existing access point must be permitted in writing by New Milton Town Council. Assumption to park on or over the grass verge (north of the highway) is mistaken and will be resisted/acted on.

Application No: **1710630** Ward: Barton Authority: NFDC
 Applicant: Messrs - Bisterne Developments Ltd
 Site: Plot 1, 45 Barton Court Avenue

Proposal: Variation of condition 2 of permission 16/10758 to allow plan numbers 8502/600 and 8502/601 to allow conservatory at plot 1.

NMTC Comment: NO COMMENT

Members are very disappointed that despite the local contention, the developer continues to abuse the current planning system.

Application No: **1710683** Ward: Becton Authority: NFDC
 Applicant: Mr Flower
 Site: New Milton Sand and Gravel Offices, Caird Avenue

Proposal: External spiral stair case.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1710693** Ward: Becton Authority: NFDC
 Applicant: Mr Scholes
 Site: The Old School House, 41 Lower Ashley

Proposal: First floor rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1710714** Ward: Bashley Authority: NFDC
 Applicant: Mr & Mrs Baker
 Site: 12 Marley Avenue

Proposal: Roof alterations and rear dormer in association with new second floor; one and two storey side extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1710722** Ward: Becton Authority: NFDC
 Applicant: Mr & Mrs Warren
 Site: 115 Ashley Road

Proposal: Single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **17/0458**

Ward Name: Becton

Location: The Becton Centre, The Fairway

Description: Prune 5 x Limes.

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: **17/0464**

Ward Name: Fernhill

Location: 1 Walnut Close

Description Prune 1 x Sycamore.

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.
