

NEW MILTON TOWN COUNCIL

Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 12 October 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>	p	G C Beck	p	C Hexter
	p	K E Craze	p	R Murrow
	p	R B Dagnall	p	S P Short
		D E Hawkins		

In Attendance: Cllr D N Tungate
 Officer: Theresa Elliott

PUBLIC PARTICIPATION

There were 28 members of the public present.

Application No. 17/00783 – 3 people spoke for and 1 against this application.

Application No. 17/11254 – 1 person spoke against this application.

117. APOLOGIES

Cllr Hawkins had tendered his apologies. The Chairman and members wished Cllr Hawkins a speedy recovery.

118. DECLARATIONS OF INTEREST

Under agenda item 5, application 17/00783 (Bashley Sawmill) Cllr Beck advised that the agent for this application had telephoned him prior to this meeting but he had declined to discuss the matter. The Chairman advised that the agent had rung several members on the committee and that this was not of concern so long as they did not put themselves in a position of predetermination or bias.

Cllr Hexter raised an issue with tree application 17/0860 as on first glance; it appeared to affect her property. It was considered there were no issues of predetermination or bias.

(Post meeting note: on investigation the property affected was not that of Cllr Hexter).

119. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 28 September 2017, be signed by the Chairman as a correct record.

The Minutes were duly signed.

120. MATTERS ARISING

The meeting clerk stated that actions had been completed within the timescales set, with the exception of that for minute 108 as a date was still being negotiated.

121. LIST OF APPLICATIONS

The list of applications for the period ending 27 September and 4 October 2017 were considered (see attached list).

At 7.18pm the Chairman went out of session to allow members of the public to leave the building. Session restarted at 7.25pm.

Cllr Tungate left the meeting at 7.40pm.

122. LIST OF DECISIONS

The list of decisions for periods ending 27 September and 4 October 2017 were noted.

123. NEIGHBOURHOOD PLANNING UPDATE

No update was considered necessary on this occasion.

124. TOWN ECONOMY STEERING GROUP

Cllr Craze issued a summary of the last two meetings. The confidential summary is attached to these minutes for Town Council members.

125. VARIATION OF PREMISES LICENCE

The Chairman advised that the variation had been received from Bowdell's Bistro and Bar on Ashley Parade, and was seeking sale of alcohol Monday to Friday from 11am, rather than the current 6.30pm.

Members considered there was no need for comment.

126. CORRESPONDENCE

a) Planning Enforcement

Notification had been received that Waters Edge, 10 Marine Drive West had been preparing a planning application with an agent for unauthorised outbuildings and shed. However recently this had 'stalled' so the officer and manager will be conducting a site visit soon and be back in touch once further assessment has taken place.

b) Tree Preservation Order

Notification had been received that an order had been made for land at Perhaver, Barton Common Road. It incorporates 12 Oaks and a Sycamore, which line the southern and eastern boundary plus trees in the north west corner of the site.

c) Property adjacent Penny Farthing development in Gore Road

The meeting Clerk advised that a recent update from the County Council had been passed to the owner of the property. A job sheet had now been prepared and they are waiting on the contractor to programme a date for works.

127. ANY ITEM THE CHAIRMAN CONSIDERS URGENT

With the Chairman's permission, Cllr Beck advised that 2 issues of planning enforcement need had been brought to his attention recently.

- i) Residents had made a report about roof light windows at 16 Eldon Close;
- ii) Residents of Barton Cliff top were concerned that white vans for sale, which are believed to be owned by the business on Station approach, were blocking on road parking on a regular basis.

The Chairman advised members that he and Cllr Beck would be attending the District Council meeting regarding their Local Plan, which unfortunately had been scheduled for 26 October. It was considered that this was a significant meeting in the Local Plan process and therefore they would not be present at the next Planning Committee meeting.

Cllrs Hexter and Murrow also tendered their advance apologies for 26 October.

128. NEXT MEETING

The next meeting will be held on **Thursday 26 October 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 8.15pm.

Chairman_____ Date_____

Action Points

126c	Diarise need for further update from HCC	Meeting clerk	26 October 2017
127ii	Register complaint with Planning Enforcement	Meeting Clerk	20 October 2017

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 27 September & 4 October 2017 – Minute 121.

Application No: **1700782** Ward: Bashley Authority: National Park
Applicant: Mr & Mrs King
Site: Woodcot, Wootton Rough
Proposal: Glasshouse.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1700783** Ward: Bashley Authority: National Park
Applicant: Hildon (SW) Ltd
Site: Bashley Sawmills, Bashley Common Road
Proposal: 14 new dwellings; access (Outline application).
NMTC Comment: OBJECT (Non-Delegated)
(1) Overintensive development which would have a suburbanising effect on character, contrary to Core Strategy policy CP8 (Local Distinctiveness);
(2) The loss of an Oak tree, protected only 5 years ago seems to have made an otherwise insufficient access point acceptable;
(3) Doubts are cast over the assumptions made to enable the TRICS data, as the traffic survey data bears no relevance to resident experience;
(4) This site has an offer of 50% affordable housing which, as Bashley is not a defined village in the Core Strategy, appears to contradict policy CP11 for an exception site and CP12 e.

Application No: **1711033** Ward: Fernhill Authority: NFDC
Applicant: Mr Sexton
Site: 2 Hilton Road
Proposal: Gazebo (retrospective).
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711152** Ward: Bashley Authority: NFDC
Applicant: Mr Sampson
Site: Rockliffe, Walkford Lane
Proposal: Agricultural building (retrospective).
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711153** Ward: Bashley Authority: NFDC

Applicant: Mr Sampson

Site: Rockliffe, Walkford Lane

Proposal: Outbuilding.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711178** Ward: Milton Authority: NFDC

Applicant: Mr Taylor

Site: 3 Gore Road

Proposal: One three storey block of 5 retirement flats; access; parking; landscaping; demolition of existing

NMTC Comment: OBJECT (Non-Delegated)

- (1) Overdominant building exacerbated by 3 floors, of poor design and therefore contrary to the local character;
- (2) Highway safety issues created by tandem parking and lack of parking provision.

Application No: **1711208** Ward: Barton Authority: NFDC

Applicant: Mr Seewooruthun

Site: 30 Barton Drive

Proposal: 3 dwellings comprised of 1 detached bungalow; 2 detached chalet bungalows; parking; landscaping; demolition of existing.

NMTC Comment: OBJECT (Non-Delegated)

- (1) Lack of safeguarding of the TPO's from large scale reduction and/or root damage;
- (2) Concerns for unit 3 as the access road is less than the required 3.5m width AND longer than 40m to rear of house therefore could not be reached in event of fire.

Application No: **1711211** Ward: Barton Authority: NFDC

Applicant: Mr & Mrs Tweedale

Site: Solent Breeze, 25 Marine Drive West

Proposal: 1 pair of semi-detached houses; parking; landscaping; demolition of existing.

NMTC Comment: OBJECT (Non-Delegated)

- (1) Contrary to Core Strategy policy DM6 (Coastal Change Management Area) due to it being new residential development and intensification of the site, and DM7 Soakaways);
- (2) Design, bulk, height, overlooking from balconies and negative effect on character, contrary to Core Strategy policy CS2 (Design Quality).

Application No: **1711220** Ward: Barton Authority: NFDC
 Applicant: Mr & Mrs Ditton
 Site: 40 Grove Road

Proposal: Single storey and two storey side extension; single storey rear extension; porch; Juliet balcony; roof lights in association with new second floor; fenestration alterations.

NMTC Comment: ACCEPTABLE (Delegated)

N.B. The land directly adjacent to the north 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: **1711223** Ward: Becton Authority: NFDC
 Applicant: Messrs AJ Developments
 Site: Land of 11 and 15 Uplands Avenue

Proposal: 2 bungalows; 2 detached garages; parking; access; associated works.

NMTC Comment: OBJECT (Delegated)

The garage formation and tandem arrangement for parking negates the usefulness of such parking spaces, and could create displaced parking onto the highway.

Application No: **1711236** Ward: Barton Authority: NFDC
 Applicant: Mr & Mrs Handscombe
 Site: 7 Highlands Road

Proposal: Single storey front extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711240** Ward: Milton Authority: NFDC
 Applicant: Mr Crain
 Site: 27 Fawcett Road

Proposal: Single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711253** Ward: Fernhill Authority: NFDC
 Applicant: Mr & Mrs Bartlett
 Site: 9 Derwent Road

Proposal: Single storey rear extension; two storey side extension; use part of garage as living accommodation.

NMTC Comment: ACCEPTABLE (Delegated) subject to the Tree Officer comments.

Application No: **1711254** Ward: Fernhill Authority: NFDC
 Applicant: Messrs ARC Ltd
 Site: Land of 22 Barrs Avenue

Proposal: Two storey dwelling; parking; access; demolition of conservatory; detached garage for existing property.

NMTC Comment: OBJECT (Non-Delegated)

- (1) Contrary to Core Strategy policy CS2 (Design Quality) as it is unsympathetic in its scale and how it relates to surrounding buildings;
- (2) Contrary to New Milton Local Distinctiveness Study SPD due to its uncharacteristic spatial setting;
- (3) Lack of parking provision when compared to NFDC Parking Standards SPD guidance;
- (4) The Inspectors comments from dismissal of 96/57966 are still relevant today despite changes to national policy.

Application No: **1711264** Ward: Milton Authority: NFDC
 Applicant: Mr Beddow
 Site: 12 South Avenue

Proposal: Single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711267** Ward: Barton Authority: NFDC
 Applicant: Mr Smith
 Site: F19 Solent Road, Naish Estate,

Proposal: Concrete platform and step lift.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711268** Ward: Fernhill Authority: NFDC
Applicant: Mrs Nash
Site: 34 Miller Close

Proposal: Single storey side and rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711281** Ward: Barton Authority: NFDC
Applicant: Mr & Mrs Merritt
Site: Wayside, 7 First Marine Avenue

Proposal: Raise ridge height; dormers in association with new first floor; rear extension; roof lights.

NMTC Comment: OBJECT (Delegated)

Concerns regarding the bulk of the roof, particularly the north/south elevations.

Application Number: **17/0859**

Ward Name: Milton

Location: 30 Fir Avenue

Description: Prune 1 x Oak tree.

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: **17/0860**

Ward Name: Bashley

Location: 34 Hazelwood Avenue

Description Prune 1 x Ash tree

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.
