

NEW MILTON TOWN COUNCIL

Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 26 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		C Hexter
	p	K E Craze		R Murrow
		R B Dagnall	p	S P Short
	p	D E Hawkins		

In Attendance: Cllr D N Tungate
 Officer: Theresa Elliott

PUBLIC PARTICIPATION

There were 15 members of the public present.

Application No. 17/11294 – 1 person spoke for this application.

Application No. 17/11287 – 1 person spoke against this application.

Application No. 17/11332 – 2 people spoke against this application.

Application No. 17/11285 – 1 person spoke for this application.

Application No. 17/11231 – 1 person spoke for, and 1 against this application.

129. APOLOGIES

Cllrs Dagnall, Hexter and Murrow had tendered their apologies.

130. DECLARATIONS OF INTEREST

Under agenda item 5, application 17/11271 (The Arnewood School) Cllr Beck advised that he was a Governor of the school and on the committee of New Milton Residents Association (who had spoken against application 17/11332). Cllr Craze also advised he was on the committee of New Milton Residents Association. It was clarified that neither felt in a position of predetermination or bias.

131. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 12 October 2017, be signed by the Chairman as a correct record.

The Minutes were duly signed.

132. MATTERS ARISING

The meeting clerk stated that actions had been completed within the timescales set.

133. LIST OF APPLICATIONS

The list of applications for the period ending 11 and 18 October 2017 were considered (see attached list).

Cllr Tungate left the meeting at 7.10pm.

During the debate on tree work applications, Cllr Hawkins voiced his concern that an applicant had bypassed the Town Council when applying for works to Town Council trees. The clerk advised on the current Town Council tree work policy adopted in 2013, and the likely outcome however Cllr Clarke requested further actions from this discussion, see below.

134. LIST OF DECISIONS

The list of decisions for periods ending 11 and 18 October 2017 were noted.

135. NEIGHBOURHOOD PLANNING UPDATE

The Chairman advised that the draft plan was available to the working group for fact checking currently, and was emailed to members on the day of this meeting. Cllr Beck advised that the meeting at NFDC earlier this week on the draft Local Plan was of great interest.

136. NEW FOREST DISTRICT COUNCIL HOUSING STRATEGY

Members discussed the report (appendix 1 – previously circulated).

The strategy document aimed to guide future delivery of homes from 2018-2023 and guide management of their housing service. As at August 2017, the District Council had a housing stock of 5,044 homes and housing register in excess of 3,000 people. Central governments Housing White Paper suggested local authorities provide and promote housing themselves to enable more house building. After some discussion,

It was

RESOLVED

That the following be sent in response

‘Within actions to ‘Theme 1’ there is the suggestion that the Local Plan will secure affordable housing on sites of more than ten dwellings outside the National Park. This sees the reversal of changes made after the 2005 Local Plan, when there had been a proliferation of sites developed just below the threshold of numbers for the affordable housing to be triggered. A percentage figure is a much more robust way of ensuring delivery. If the National Park is permitted to have a 50% affordable trigger, surely the remainder of the district could set theirs at 30% due to displaced need and the massive environmental constraints.

Can the houses built as 'affordable' be protected as such in perpetuity, like those more rurally located? Otherwise the homes could be sold cheaply and end up on the private rental market.

The 'buy back' of previous council housing stock on the open market is a frivolous waste of resource due to the uplift in value compared to the enormous 'Right to Buy' discounts available. We cannot see how this could be fiscally beneficial when compared to building new council homes. The priority should be on feasibility studies for building on council owned sites.

Theme 2 on vulnerable and homeless people – the resources required to adequately address impact of the Homeless Reduction Act are not commensurate with the homeless issues of the New Forest. The problems here are much reduced compared to neighbouring areas such as Portsmouth, Southampton and Bournemouth. Would it not make more sense to buy in a level of service from one of these authorities and benefit from their experienced staff? Homeless people are not without dignity (despite some public opinion) and an experienced team, purely by volume and diversity of cases, are in a far better position to offer a robust service.

There is clear information on the average working income and acknowledgement that this gives access to the rental market, but there is no mention on those that are on below average income and what they should do for housing.

Theme 3 offers the action to review Houses of Multiple Occupation licensing requirements. Onus is on the private landlord to become licensed so that the Council can monitor and potentially enforce against them, therefore maintaining a better standard of accommodation for (often) vulnerable tenants. What is the incentive? Some private landlords will sign up in order to protect their reputation but the ones that need monitoring more closely are the ones that let their HMO stock become run down in the first place. How do the council propose to tackle that aspect when they have no power to do so without the landlord being licenced?

Investigation of existing housing stock under occupation could be done by electoral role/council tax information already held?

Any scheme that recommends less than 100% affordable housing on Green Belt land should be accompanied by a detailed Viability Study which is open to public scrutiny.

The tone of Government's Housing White Paper put a strong emphasis on local authority needing to be much more active in providing the necessary homes. This draft document does not give any confidence that this will be done in the New Forest district. Also, it provides so little detail that it is hard to envisage the district council has harnessed the documents true need. There is no mention of support for Community Land Trusts which will receive 50% of the Housing Fund for community led initiatives, nor comments on other methods of diversifying the market to get it moving.'

137. NEW FOREST COMMUNITY INFRASTRUCTURE LEVY STATEMENT

The Chairman referred to the report (Appendix 2 – previously circulated). The report was noted by members.

138. CORRESPONDENCEa) New Forest District Council Traffic Management Meeting

Notification had been received that the meeting, planned for 31 October, was for members only.

b) Virgin Media Damage to Partridge Green

The Chairman showed pictures of damage to kerbing in Partridge Green, which was supposed to have been reinstated.

c) Noise Complaint from Homemill House

Notification had been received from New Forest District Council that the case had been reopened.

d) Cars for Sale in Christchurch Road

Cllr Beck had passed an email from the District Council which clarified that someone would need to leave 2 or more vehicles advertised for sale within 500m of each other to be considered contravening Section 3 of the Clean Neighbourhoods Act. The complainant had been requested to keep a diary for evidence gathering.

e) Temporary Road Closure

Notification had been received that Byron Road would be closed from 0700hrs to 2330hrs on Sunday 26 November. This was to facilitate the festive lights display.

f) Planning Enforcement

Notification had been received that there was a likely breach of condition regarding obscure glazing at 16 Eldon Avenue.

139. ANY ITEM THE CHAIRMAN CONSIDERS URGENT

With the Chairman's permission, Cllr Beck advised that a beach hut on Marine Drive had been under scrutiny due to unauthorised decking, and that the matter had been closed under expediency as even though a planning application as not forthcoming, permission would have likely been granted.

The Chairman reminded members that the Friends of Ballard Water Meadow AGM is at the Town Hall on 1 November.

140. NEXT MEETING

The next meeting will be held on **Thursday 9 November 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 8.40pm.

Chairman _____ Date _____

Action Points

133	Arboricultural Association document sent to members for information	Meeting clerk	09-11-17
133	Investigate possibility of informing residents adjacent town council land of tree work policy	Meeting Clerk	09-11-17
138b	Write to Virgin Media	Town Development Manager	09-11-17
138b	Notify Hants County Council	Meeting Clerk	09-11-17

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 11 & 18 October 2017 – Minute 133.

Application No: **1710315** Ward: Milton Authority: NFDC
Applicant: Mr Caddick
Site: 56 Station Road

Proposal: Shopfront alterations; change of use from A1 (retail) to A3 (food and drink).

NMTC Comment: ACCEPTABLE (Non-Delegated)

The Town Council can confirm that this change has increased the vibrancy of this part of the townscape.

Application No: **1711231** Ward: Barton Authority: NFDC
Applicant: AJ Developments
Site: Land of 1 Pine Close

Proposal: Detached bungalow; parking; access for existing dwelling.

NMTC Comment: OBJECT (Non-Delegated)

- (1) Lack of parking which will cause displaced parking on the road;
 - (2) Back land development;
 - (3) Loss of mature vegetation which will have a detrimental effect on the visual amenities of neighbours.
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Application No: **1711249** Ward: Milton Authority: NFDC
Applicant: Mr Robbins
Site: 10 Hale Avenue

Proposal: Single storey side and rear extension; front porch.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711270** Ward: Bashley Authority: NFDC
Applicant: Mr Harvey
Site: 41 Hazelwood Avenue

Proposal: Single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711271** Ward: Milton Authority: NFDC
Applicant: Arnewood Academy
Site: The Arnewood School, Gore Road

Proposal: Temporary siting of 3 modular buildings; temporary siting of contractor facilities for 1 year.

NMTC Comment: ACCEPTABLE (Delegated)
subject to information regarding the management of contractor vehicles, particularly at peak times.

Application No: **1711285** Ward: Milton Authority: NFDC
Applicant: Seals and Direct Ltd
Site: Unit 7 Milton Business Centre, Wick Drive

Proposal: Additional use as Class D2 (assembly and Leisure).

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711287** Ward: Bashley Authority: NFDC
Applicant: Regal Homes
Site: Land of 2 Spinney Way

Proposal: House; parking; access from Hollands Wood Drive; dropped kerb.

NMTC Comment: STRONGLY OBJECT (NON-Delegated)

- (1) The position of the development would put great pressure on the protected trees, which are a mainstay of the predominant character;
 - (2) Contrary to the Appeal Inspector decisions;
 - (3) Lack of parking and no offer of cell-web use to protect the tree roots;
 - (4) Contrary to the New Milton Local Distinctiveness Study SPD pages 39 (Green Infrastructure) and 40 (Rhythms, patterns and consistency)
 - (5) The character of Hollands Wood Drive does not include dwelling frontages; its original design was a feeder road to sets of cul-de-sac. This in itself would be detrimental to character;
 - (6) Back land development.
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Application No: **1711288** Ward: Becton Authority: NFDC
Applicant: AJ Developments
Site: 6 Barton Common Road

Proposal: Variation of condition 2 of permission 17/10311 to allow amended plan 8752/500 to amend parking layout for fire appliance turning.

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 upon.

Application No: **1711289** Ward: Milton Authority: NFDC
Applicant: Mrs Wagg
Site: 200 Gore Road

Proposal: Use of outbuilding as Chiropractic Clinic (Use Class D1).

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711294** Ward: Barton Authority: NFDC
Applicant: Mr Stockwell
Site: Chalfonts, 52 Barton Court Avenue

Proposal: Two storey side extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711295** Ward: Barton Authority: NFDC
Applicant: Discus Management Ltd
Site: 19 Moorland Avenue

Proposal: Single storey side and rear extension; first floor side extension over car port; rear Juliet balcony; pitched roof over existing dormers; fenestration alterations; flue.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711306** Ward: Milton Authority: NFDC
Applicant: Advertiser and Times Ltd
Site: Site of 31 and 33 Compton Road

Proposal: Variation of condition 2 of permission 16/11662 to allow new plan number 1626.08D.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711332** Ward: Becton Authority: NFDC
Applicant: AJ Developments
Site: Perhaver, Barton Common Road

Proposal: Three storey block of 12 flats; parking; landscaping; bin and cycle stores; demolition of existing.

NMTC Comment: STRONGLY OBJECT (NON-Delegated)

- (1) Contrary to Local Plan policy DM3, the lack of ecological assessment most necessary with the increase of light pollution adjacent this Site of Importance for Nature Conservation;
- (2) Lack of parking, or turning head for large vehicle;
- (3) Poor design, despite the attempt to make it similar to Creek House (permitted extensions). The extensive use of glass and steel would be detrimental to the local character;
- (4) Detrimental to the street scene.

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 upon.

Application No: **1711336** Ward: Milton Authority: NFDC
Applicant: Ms Rust
Site: 57 Gore Road

Proposal: Single storey side extension; hardstanding.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711343** Ward: Milton Authority: NFDC
Applicant: Mr & Mrs Sanderson
Site: 25 Haven Gardens

Proposal: Single storey side and rear extension; rear dormer; front porch.

NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **17/0873**

Ward Name: Bashley

Location: 86 Doe Copse Way

Description: Fell 1 x Ash.

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.

Application Number: **17/0877**

Ward Name: Bashley

Location: 5 Antler Drive

Description: Prune 4 x Oak; fell 1 x Oak.

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. 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: **17/0882**

Ward Name: Milton

Location: 1 Merlewood Court, Lyon Avenue

Description: Prune 1 x Oak.

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: **17/0886**

Ward Name: Fernhill

Location: The Manor, 12 Lake View Manor, Lake Grove Road

Description: Prune 1 x Beech 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: **17/0894**

Ward Name: Milton

Location: Mews Cottage, 20b Mount Avenue

Description: Prune 1 x Oak

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: **17/0912**

Ward Name: Becton

Location: 7 Thetchers Close

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: **17/0922**

Ward Name: Barton

Location: 6 Coastguard Cottages, Barton Lane

Description: Prune 1 x Holm Oak.

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.
