



Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 15 February 2018 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
	K E Craze	p	R Murrow
	R B Dagnall	p	S P Short
	p D E Hawkins		

In Attendance: Officers: Theresa Elliott
Emma Towler

PUBLIC PARTICIPATION

There were 5 members of the public present.

Application No. 18/10040 – 1 person spoke in favour of this application.

Application No. 18/10027 – 1 person spoke in favour of this application.

214. APOLOGIES

Cllrs Craze and Dagnall had tendered their apologies.

215. DECLARATIONS OF INTEREST

None

216. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 1 February 2018, be signed by the Chairman as a correct record.

The Minutes were duly signed.

217. MATTERS ARISING

The Chairman, on behalf of the whole committee, expressed gratitude to Cllr Beck. In recent weeks he had taken Emma to meet the Head of Planning at New Forest District Council David Groom, plus some of his team members. The previous day he had also taken Emma to the District Council Planning Committee meeting at Appletree Court, so she could see the end result of some applications and taken her

on a site visit for one of the applications being debated within this meeting. The visits had been most beneficial to her training, to help her overview of the whole process.

The meeting clerk advised that all action points had been completed within the timescales given, with the exception of item from minute 207, where comments from the Tree team investigation were awaited.

218. LIST OF APPLICATIONS

The list of applications for the period ending 31 January and 7 February 2018 were considered (see attached list).

219. LIST OF DECISIONS

The list of decisions for periods ending 31 January and 7 February 2018 were noted.

220. NEIGHBOURHOOD PLAN

The Chairman took this and the next agenda item together. He stated that the current Plan reported as appendix 1, was version 5 but there were likely to be several more versions before public consultation. These are likely to contain minor amendments only. The public consultation is expected to start on 3 April. The working group are yet to discuss the method of advertising the consultation.

(Post meeting note: Town Development Manager Suna King will be producing a promotional plan for the working group to consider).

It was anticipated that a brief outline of the consultation content and detail of drop in events would be delivered to each household.

At 7.30pm the Chairman went out of session to speak to Alan Watson, member of the Neighbourhood Planning Working Group. He went back in session at 7.35pm.

The Chairman invited members comment on the full 45 page document and the report provided. The issues raised were as follows

- A glossary was needed due to the amount of abbreviations;
- Page 8 first paragraph mentioned 'important issues that cannot be addressed through Planning'. It was felt some of these could be highlighted to help the public assess what the plan could and could not strive for;
- NM3 Land at Brockhills Lane – the public would have great concern about traffic infrastructure for this site as the road was already considered dangerous;
- It needs to be specified that all houses will have a design in keeping with their habitat;
- Would there be capacity at the Ashley Infant and Junior School to support the new houses;
- That St Ives has been able to sustain a 'No second home' rule within their Neighbourhood Plan and that New Milton should do the same.

In response, the Chairman advised that the County Council Highways had been consulted on the land agents traffic survey, and Education team on school capacity. Both responses were favourable, meaning the site could be progressed. The Chairman advised that the authority had to seek and take advice from the relevant statutory agencies, and that all policies needed to be in line with the District Council's

upcoming Local Plan policies otherwise the plan would fail. This was much the same as previous planning policy documentation processes.

It was then

RECOMMENDED

That the report (appendix 1) with its suggested responses, plus that below be forwarded to Town Council for discussion at their next meeting

In order to aid the public consultation it was agreed that a Frequently Asked Questions poster be put together, and be sent to all members prior to the consultation starting. It should include

- **The transport considerations of each site and County Highways responses to them;**
- **The educational capacity concern and County Education response to the consultation, including possible alternative provision;**
- **The reasoning behind the affordable housing policy provision of 35%;**
- **The fact that the arguments for New Milton to have a ‘No second home’ policy were not sustainable, unlike St Ives;**
- **The anticipation that services such as Virgin Media connection would be supplied to the new homes.**

It was also considered prudent to invite the County Councillors to the consultation events, expecting that the Highways and Education officers would not be able to attend.

221. NEIGHBOURHOOD PLANNING UPDATE

As above.

222. CORRESPONDENCE

a) Temporary Road Closure

Kings Road between its junction with Ashley Road and a point 20m north of that junction, will be closed from 19 February for 21 days or sooner if works are completed. It is expected that works will take only 21 days, but plans are in place to extend the order until 18 May if required.

b) New Forest Cycle Events

UK Cycling Events had provided information to New Forest Association of Local Councils at a recent meeting, which detailed three upcoming events.

- i) 14-15 April – which did not involve New Milton roads;
- ii) 7 July – which included Bashley Cross Road and Bashley Common Road;
- iii) 15-16 September – which included Bashley Cross Road and Bashley Common Road.

The organisers have provided means of contact for residents and potential to request route changes, by telephoning 01425 653372 or email residents@ukcyclingevents.co.uk

223. ANY ITEM THE CHAIRMAN CONSIDERS URGENT

The Chairman advised that the Brockhills Lane development site of permission 15/10784 had been reported to Planning Enforcement. This was due to the developer mechanically 'scalping' the land back to soil and the turning circle being dug deeper than the plans approved. The nearby Town Council managed public footpath had also been compromised. The Chairman had requested that the Estates Manager visit the site to take photographs, which would be passed to Planning Enforcement in due course.

He also advised that the site of 34 Kennard Road, which was on the list for the next meeting, was a derelict site currently being cleared. No build works were taking place. There was also a request to inform Enforcement about the conditions being breached by a neighbouring property.

224. NEXT MEETING

The next meeting will be held on **Thursday 1 March 2018** 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 8.07pm.

Chairman _____ Date _____

Action Points

207	Report outcome of tree felling investigation when available	Meeting Clerk	asap
220	Forward document and comments to Town Council	Meeting clerk	16/02/2018
222b	Maps of cycle event routes onto Town Council website	Apprentice	22/02/2018
223	Advise Planning Enforcement on Kennard Road issue	Meeting Clerk	16/02/2018

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.

List of Applications for the period ending 31 January & 7 February 2018 – Minute 218.

Application No: **1711685** Ward: Fernhill Authority: NFDC
 Applicant: Mr Newman
 Site: 24 Fernhill Road

Proposal: Roof alterations and side dormers in association with new first floor; outbuilding.

NMTC Comment: OBJECT (Non-Delegated)

- 1) The outbuilding constitutes backland development;
- 2) There is concern that the outbuilding will become fully self-contained despite a relevant planning condition being suggested.

Application No: **1711721** Ward: Milton Authority: NFDC
 Applicant: Sheet Anchor Evolve Ltd
 Site: 55 Station Road

Proposal: Use as shop; single storey rear extension; ramped access to front.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1711794** Ward: Barton Authority: NFDC
 Applicant: Ms Suttle
 Site: 43 Seafield Road

Proposal: Roof alterations in association with new first floor; two storey front and side extension; single storey rear extension; porch.

NMTC Comment: NO COMMENT

Members wished to leave this for delegated powers of the NFDC officers.

RECORDED VOTE - AGAINST - Cllr Hawkins.

Application No: **1810027** Ward: Fernhill Authority: NFDC
 Applicant: Mr & Mrs Halligan & Shearing
 Site: 30 Oakwood Avenue

Proposal: Raise ridge height; roof alterations, dormers, roof lights in association with first floor extension; two storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810040** Ward: Barton Authority: NFDC
 Applicant: Mr & Mrs Ormond
 Site: 46 Farm Lane North

Proposal: First floor side extension; single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810062** Ward: Bashley Authority: NFDC
 Applicant: Mr Knight
 Site: 21 Hazelwood Avenue

Proposal: Two storey front extension; first floor extensions; roof alterations and raise ridge height; front and rear dormers; roof light; flue.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810063** Ward: Milton Authority: NFDC
 Applicant: Mr & Mrs Stones
 Site: 4 Newlands Road

Proposal: Roof alterations to create new first floor; 2 storey rear extension; front and side dormers.

NMTC Comment: ACCEPTABLE (Delegated)

RECORDED VOTE AGAINST - Cllr Hawkins.

Application No: **1810069** Ward: Becton Authority: NFDC
 Applicant: Mr & Mrs Haigh
 Site: 35 Barton Croft

Proposal: Roof alterations in association with new first floor; single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810148** Ward: Milton Authority: NFDC
 Applicant: Hampshire County Council
 Site: New Milton Junior School, Old Milton Road

Proposal: Development of pre-school building already on site and 10 additional car parking spaces.

NMTC Comment: STRONGLY SUPPORT (delegated)

It was recognised that information on weekend use would need to be specified.

Application Number: **18/0079**

Ward Name: Fernhill

Location: 30 Earlswood Park

Description: Prune 1 x Scots 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: **18/0112**

Ward Name: Bashley

Location: 1 Kamptee Copse

Description: Prune 2 x Oak, pollard 1 x Chestnut, prune 1 x Beech, 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: **18/0113**

Ward Name: Milton

Location: Carpark of Bluebell Gardens, off York Avenue

Description: Prune 1 x Macrocarpa.

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: **18/0120**

Ward Name: Fernhill

Location: 49 Manor Road

Description: 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.

Application Number: **18/0122**

Ward Name: Fernhill

Location: 4 Barrs Wood Road

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.
