



Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 8 March 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	C Hexter	
	p	K E Craze	p	R Murrow
	p	R B Dagnall	p	S P Short
	p	D E Hawkins		

In Attendance: Officers: Theresa Elliott
Emma Towler

The Chairman apologised for the postponement of last week's meeting due to the adverse weather conditions. One minute silence was held for previous Town Council Councillors John Hutchins and Margaret Lloyds, who had both recently passed away.

PUBLIC PARTICIPATION

There were 15 members of the public present.

Application No. 18/10124 – 1 person spoke against this application.

Application No. 18/10043 – 2 people spoke against this application.

Application No. 18/10114 – 1 person spoke in favour and 5 against this application.

Application No. 18/10060 – 1 person spoke against this application

Application No. 18/00082 – 1 person spoke in favour of this application

225. APOLOGIES

Cllr Hexter had tendered her apologies.

226. DECLARATIONS OF INTEREST

Under agenda item 5, with regard to 18/10114 (1 Barton Lane), Cllr Clarke declared that he is close, personal friends with some of the objectors and therefore signed a register sheet, taking no part in the discussion or vote.

Cllr Clarke also stated that Mr Keffen from Danestream Farm had been contracted for some work by the Town Council but didn't know him personally. He therefore commented on this application (18/00082 – Danestream Farmhouse and 18/00070 – Red House).

Cllr Clarke also stated that he has known the applicant of application 18/10043 (34 Kennard Road) for some time but was not a close associate so would therefore comment on this application.

Both Cllrs Craze and Hawkins stated that they knew some of the objectors on the 1 Barton Lane application (18/10060) but stated this would not cause pre determination or bias so commented on this application.

Cllr Beck declared employing both Mr Keffen (Danestream – Application 18/00082) and Mr Dalton (Kennard Road – Application 18/10043) on behalf of the Town Council while he was the Chair of the Amenities Committee. He therefore decided not to comment on the application.

Cllr Murrow stores his caravan at Danestream Farm but does not have any personal connection to the applicant. Therefore he did not need to make a declaration.

227. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 15 February 2018, be signed by the Chairman as a correct record.

The Minutes were duly signed.

228. MATTERS ARISING

The meeting clerk advised that all action points had been completed within the timescales given, with the exception of item from minute 207 with an update to come later in the meeting.

229. LIST OF APPLICATIONS

The list of applications for the period ending 14 to 21 February 2018 were considered (see attached list).

At 8.15pm, the Chairman went out of session and returned to session at 8.22pm. Cllr Reid returned to the meeting at 8.24pm.

230. LIST OF DECISIONS

The list of decisions for periods ending 14 to 21 February 2018 were noted.

231. NEIGHBOURHOOD PLANNING UPDATE

The Chairman stated that AECOM had suggested a Conservation Area appraisal and Management Plan be completed for the Old Milton area. This is now being costed.

232. TOWN ECONOMY STEERING GROUP

Post meeting note – An update from the last meeting (15 February) will be given under the Correspondence item during the 15 March meeting.

233. CORRESPONDENCE

i) New Forest District Council Planning Committee Meeting

There are three items going to New Forest District Council Planning Committee Meeting on 14th March.

Application number 17/11685 (24 Fernhill Road), the officer recommends permission.

Application number 17/11771 (Eaglewood School), the officer recommends permission.

Application number 16/11586 (Glendalyn), the officer recommends permission.

ii) Road Surface Dressing

Notification has been received from Hampshire Highways that the following roads would have surface dressing applied in the 4 months following 19th March 2018. Local signage will be placed nearby when works are imminent. The roads having surface dressing are:

Lower Ashley Road between the junctions of Ashley Road and the A337 Lymington Road;

Cliffe Road between the junctions of Marine Drive West and Sea Road;

Hobart Road between the junctions of Old Milton Road and Gore Road;

Waverley Road off of Station Road;

Marine Drive West off of Sea Road;

Vectis Road off of Western Avenue;

Compton Road between the junctions of Hobart Road and Gore Road;

Old Milton Road between the junctions of the A337 Christchurch Road and Gore Road.

iii) Tree Felling

There was an on ongoing query regarding the felling of a large amenity tree opposite the southern access for Ballard School. The query had originated from Cllr Hawkins and the meeting Clerk was progressing the matter with the relevant parties.

234. ANY ITEM THE CHAIRMAN CONSIDERS URGENT

The Chairman had been contacted by District Councillor Jill Clearly regarding the felling of trees in the Linford Close area.

235. NEXT MEETING

The next meeting will be held on **Thursday 15 March 2018** at 6.30pm in the Town Hall, Ashley Road, New Milton.

Action Points

234	Email response to Cllr Jill Cleary, to also be sent to Cllrs Dagnall and Short.	Meeting Clerk	15/03/18
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There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 8.45pm.

Chairman_____

Date_____

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 14 to 21 February 2018 – Minute 229

Application No: **1711640** Ward: Barton Authority: NFDC
 Applicant: Mr Selby
 Site: 16 Eldon Avenue

Proposal: Roof alterations in association with new first floor; dormer; openable roof lights; side and rear extension; porch.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810043** Ward: Fernhill Authority: NFDC
 Applicant: Mr Dalton
 Site: 34 Kennard Road

Proposal: Detached house; detached double garage with room over; demolition of existing.

NMTC Comment: OBJECT (Non-Delegated)
 Lack of amenity space.
 Contrary to policy CS2 of the Core Strategy document (Design Quality) as the development does not add to the local character.
 Scale, mass and bulk.
 The garage is too large and not in keeping with the local area.

Application No: **1810060** Ward: Barton Authority: NFDC
 Applicant: Mr Dean
 Site: The Dome, 121 Barton Court Avenue

Proposal: Roof alterations in association with extension to two existing flats; creation of first floor roof terrace; replace conservatory with single storey front extension; fenestration

NMTC Comment: NO COMMENT

The Committee did not feel able to return a valid comment due to the list of validation issues with the application as below –

No parking layout plan had been submitted.

The application stated there will be no increase in floor space, which is clearly inaccurate.

At least one of the flats has recently been sold with the benefit of two dedicated parking spaces, yet there is not adequate parking for 1 space per flat.

The plans do not show all of the windows in the elevation facing Shoreacre.

Extensive ground work has/is taking place on site.

No details have been submitted in relation to the provision of a bin storage area.

DM6 Coastal Change Management Policy may be relevant as the site is already over developed.

Application No: **1810070** Ward: Milton Authority: NFDC
Applicant: Mr Balch
Site: Sarnia, Gore Road
Proposal: Access alteration; new access; 1.8m fence.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810072** Ward: Milton Authority: NFDC
Applicant: Mr Wilce - Travis Perkins
Site: City Plumbing Supplies, Christchurch Road
Proposal: Display 1 non illuminated totem sign; 1 non illuminated fascia sign
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810091** Ward: Barton Authority: NFDC
Applicant: Mr Dunn
Site: 26 Seafield Close
Proposal: Single storey front extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810094** Ward: Milton Authority: NFDC
Applicant: Mr Flower - Solent Industrial Ltd
Site: Land east of Caird Avenue, Solent
Proposal: New access; landscaping and associated works.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810100** Ward: Becton Authority: NFDC
 Applicant: Brownsea Build Ltd
 Site: Argyle House, 2 Lower Ashley Road

Proposal: 8 dwellings comprised 1 block of 6 flats; 2 detached houses; associated parking & landscaping; demolition of existing.

NMTC Comment: OBJECT (Non-Delegated)
 Contrary to Policy CS17 of the Core Strategy
 Lack of amenity space for flats
 Concerns over amount of parking, no turning head and traffic safety to the front of the site.
 Bulk, mass and scale
 Rear houses will have a negative impact on the Molyneux Road properties.

Application No: **1810112** Ward: Milton Authority: NFDC
 Applicant: Mr R Bullen
 Site: 160 Station Road

Proposal: Porch.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810114** Ward: Barton Authority: NFDC
 Applicant: Mr R Ainsworth
 Site: 1 Barton Lane

Proposal: 3 detached houses; access; boundary wall; parking; demolition of existing.

NMTC Comment: OBJECT (Non-Delegated)
 Out of character due to its forward sighting, design and finish so contrary to New Milton Local Distinctiveness Study (pages 68 and 69).
 Overdevelopment and of a backland nature.
 Unneighbourly, particularly to 3 Barton Lane and 64 Sea Road.

Post Meeting Note: We acknowledge the County Highways response but are still concerned due to the proximity of the junction.

Application No: **1810124** Ward: Becton Authority: NFDC
 Applicant: A J Developments
 Site: Perhaver, Barton Common Road

Proposal: Three storey block of 11 flats; bin store and cycle store; parking; demolition of existing.

NMTC Comment: OBJECT (Non-Delegated)

The overall character impact to Robin Green, which is mentioned on P59 of New Milton Local Distinctiveness Study as an 'architectural highlight'.

Lack of affordable housing.

Loss of privacy.

The level of hardstanding required for parking and access would create flooding issues. Bulk, mass and scale.

In great support of the Urban Design Comments found online.

N.B. New Milton Town Council (maintain that they) own 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. This includes intensification of use. Assumption to park on or over the grass verge (north of the highway) is mistaken and will be resisted/acted upon.

Application No: **1810129** Ward: Fernhill Authority: NFDC
 Applicant: Mr Anthony
 Site: 14 Oakwood Avenue

Proposal: Single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810130** Ward: Bashley Authority: NFDC
 Applicant: Mr Newman
 Site: 46 Marley Avenue

Proposal: First floor side extension; single storey rear extension; use part of garage as living accommodation.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810143** Ward: Barton Authority: NFDC
 Applicant: Mr Davis
 Site: 4 Naish Road

Proposal: Single storey side extensions.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810151** Ward: Barton Authority: NFDC
 Applicant: Mr Humphrey
 Site: Lyndhurst, 37 Barton Lane

Proposal: Single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1800070** Ward: Bashley Authority: National Park
 Applicant: Mr & Mrs Keffen
 Site: Red House, Wootton Rough

Proposal: Two storey extension; new porch; new access; demolition of existing outbuilding; removal of existing access.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1800082** Ward: Bashley Authority: National Park
 Applicant: Mr & Mrs Keffen
 Site: Danestream Farmhouse, Sway Road

Proposal: Certificate of Lawful development for existing use of dwelling in breach of Condition 4 (Agricultural Occupancy) to permission NFDC/76/04655.

NMTC Comment: NO COMMENT

As the Town Council had employed Mr Keffen for grounds work for a number of years, the agent was given a letter dated 2001 to support their case. The Chairman is also willing to sign a Statutory Declaration should it be deemed necessary.

Trees

Application Number: **18/0133** Ward Name: **Barton** Authority: NFDC

Location: Marine Point, 72 Barton Court Avenue

Description: Pollard 9x Maple

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: **18/0136** Ward Name: **Bashley** Authority: NFDC

Location: Glendene Bungalow, Bashley Cross Road

Description: Prune 12 x Oak; 1 x Beech; 1 x Birch; 1 x Ash; 1 x Leylandii; fell 1 x Norway Maple

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: **18/0154** Ward Name: **Fernhill** Authority: NFDC

Location: 5a Cull Lane

Description: Prune 1 x Beech

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.