



Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 29 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	R Murrow
	p	R B Dagnall	p S P Short
	p	D E Hawkins	

In Attendance: Officers: Theresa Elliott
Emma Towler

PUBLIC PARTICIPATION

There was 1 member of the public present.

Application No. 18/10310 – 1 member of the public spoke against this Application.

246. APOLOGIES

Cllrs Hexter and Murrow tendered their apologies.

247. DECLARATIONS OF INTEREST

Under agenda item 5, with regard to application 18/10310 (Corner Cottage, 1 Barton Common Road) Cllr Craze stated he knew the neighbour at number 2 Barton Common Road but felt that there was no pre determination or bias, he therefore commented on this application. Cllr Hawkins and Cllr Beck also stated that they know the same neighbour but that it would not cause pre determination or bias so therefore also commented on this application.

248. MINUTES

It was

RESOLVED:

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

The Minutes were duly signed.

249. MATTERS ARISING

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

Cllr Beck mentioned he had received a letter on item 244 (Application 18/10114 - 1 Barton Common Lane) raising the same concerns as stated previously.

250. LIST OF APPLICATIONS

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

251. LIST OF DECISIONS

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

252. NEIGHBOURHOOD PLANNING UPDATE

Cllr Clarke gave a verbal update on the meeting at New Forest District Council regarding certain policies that may be retained from the previous Local Plan. It was mentioned that all viability assessments have now been completed and that housing within Neighbourhood Plan sites for New Milton will need to provide 50% affordable housing. There was also a meeting earlier today to discuss the Caird Avenue Site (Application 18/10094).

253. PREMISE LICENSE APPLICATION

The application was noted by the members but no comment was made.

254. CORRESPONDENCEi) Solent Breeze

It was brought to the member's attention that there is an appeal on Application 17/11211 (Solent Breeze). A letter will be sent by the Planning Committee to New Forest District Council regarding this appeal.

ii) Unauthorised Advertisement and Outbuilding

There has been an acknowledgment letter on two new cases;

a) Land south of Gore Road – unauthorised advertisement

b) 52 Marley Avenue – unauthorised outbuilding

An Enforcement Officer from New Forest District Council is currently looking into these possible breaches.

iii) Empty Co-Op site

A letter was received regarding the land behind the empty Co-Op site facing Spencer Road. A reply has been duly sent.

iv) Crematorium Site – Stem Lane

The Chairman confirmed that many residents had mentioned a surveyor spotted at the site down Stem Lane over recent times. An application for this site is expected to be submitted by the end of April.

v) 16 Eldon Avenue

A letter had been sent from the New Forest District Council Planning Enforcement team to Cllr Beck regarding 16 Eldon Avenue. Several applications on this site have been previously objected to by New Milton

Town Council and supported by New Forest District Council. There has also been multiple objectors on each application.

- a) The Caravan which had been sited for some time had permitted use and has since been removed.
- b) An application (17/11640) was recently granted with the condition that the first floor roof lights are obscure glazing. However, the owner has employed a company to fit obscurely glazed film over the whole of the roof lights. The Enforcement team are content that this addresses the matter of harm to amenity. Should it be removed for any reason, it will be considered a breach.

Cllr Beck was concerned that should the film become weathered or similar, over time it will lose its purpose and harm to residents will re occur. A letter will be sent from the Planning Committee to the Enforcement team at New Forest District Council addressing these concerns.

255. NEXT MEETING

The next meeting will be held on **Thursday 12 April 2018** at 6.30pm in the Town Hall, Ashley Road, New Milton.

Action Points

254 v)	A letter to be written to District stating that 'obscure glazing' was the wording used in the condition and that it is different to a film being used.	Meeting Clerk	26/04/18
254 v)	A letter to be sent to immediate neighbours of 16 Eldon Avenue stating that any Enforcement issues will be supported at Town Council level.	Meeting Clerk	26/04/18

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 7.35pm.

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 the 21 March 2018 – Minute 250

Application No: **1800172** Ward: Bashley Authority: National Park
Applicant: Mr C Kennedy
Site: Rose Cottage, Tiptoe Road
Proposal: Outbuilding with room over.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810250** Ward: Becton Authority: NFDC
Applicant: Mr & Mrs Lilley
Site: 75 Becton Lane
Proposal: Single storey rear extension; front porch.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810263** Ward: Milton Authority: NFDC
Applicant: Mr Gibbons
Site: Alexander Court, 38 Whitefield Road
Proposal: Re-roof conservatory.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810281** Ward: Barton Authority: NFDC
Applicant: Mr Seewooruthun - WCR Management
Site: 30 Barton Drive
Proposal: Detached bungalow; detached chalet bungalow; associated parking; demolish existing.
NMTC Comment: OBJECT (Delegated)
(1) Impact to the TPO trees on the Southern boundary line.
(2) i. Bulk and mass contrary to the Local Distinctiveness Study page 17 regarding the volume of buildings in relation to other buildings, streets and spaces.
ii. Overdevelopment
(3) Lack of parking as the site provides 4 spaces and the Parking Standards Supplementary Planning Document recommends 5 spaces.
(4) Backland development
(5) There would be overlooking to properties rear of the site and North due to the local topography in contrary to the Local Distinctiveness Study page 13 stating that a new development should be designed to complement existing contours.

Application No: **1810310** Ward: Becton Authority: NFDC
Applicant: LKK Property Ltd
Site: Corner Cottage, 1 Barton Common Road
Proposal: One block of 8 flats; basement parking; bin and cycle stores; demolition of existing.

NMTC Comment: **STRONGLY OBJECT**

- (1) i) The Character is not inkeeping with the local area contrary to the Local Distinctiveness Study page 61 regarding rhythms, patterns and consistency in features and detail.
- ii) It is also contrary to the Core Strategy CS2 page 32, which states designs are to 'contribute positively to local distinctiveness' and be 'sympathetic to its setting in terms of scale, height, appearance, materials and its relationship to adjoining buildings and landscape features.'
- iii) The height of the proposal will give greater sense of suburbanisation in this currently rural corner.
- (b) There is lack of detail on parking.
- (c) There would be overlooking from the South East side of the balconies to the neighbour at number 2.
- (d) It sets a precedent for Becton Lane.

Application No: **1810321** Ward: Barton Authority: NFDC
Applicant: Mr & Mrs Burgess
Site: 55 Chiltern Drive
Proposal: Replacement roof; front porch.
NMTC Comment: **ACCEPTABLE (Delegated)**

Trees

Application Number: **18/0223** Ward Name: Milton
Location: 3 Aysha Close Description: Prune 1 x Oak
NMTC Comment: **ACCEPTABLE (Delegated)**
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

Application Number: **18/0234**

Ward Name: Bashley

Location: Harris House, 2 Harris Way

Description: Fell 1 x Oak.

NMTC Comment: NMTC STRONGLY 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.

It is a significant amenity tree and a skyline feature. It is reasonable to expect the householder to continue pruning as the tree was on site prior to the purchase of the house.

RECORDED VOTE: Cllr Reid abstained.

Application Number: **18/0242**

Ward Name: Milton

Location: 90 Osborne Road

Description: Fell 1 x Sycamore.

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.
