



NEW MILTON
T O W N C O U N C I L

Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 2 August 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
	p K E Craze		R Murrow
	p R B Dagnall	p	S P Short
	p D E Hawkins		
<u>In Attendance:</u>	Officer:		Theresa Elliott

PUBLIC PARTICIPATION

There were 2 members of the public present.

Application 18/10832- 1 person spoke for this application.

Application 18/00495 - 1 person spoke for this application.

65. APOLOGIES

Cllr Murrow had tendered his apologies.

66. DECLARATIONS OF INTEREST

None.

67. MINUTES

The meeting clerk spotted type errors within the Action Points on page 36 –

- a) Minute 62i should be 62ii
- b) Item on Minute 63 should be actioned by Town Development Manager (not Officer).

It was then

RESOLVED:

That the minutes of the meeting held on 19 July 2018, as amended be signed by the Chairman as a correct record.

The Minutes were duly signed.

68. MATTERS ARISING

The meeting Clerk advised that all action points had been completed within timescales given and a response was awaited from Virgin Media.

69. LIST OF APPLICATIONS

The list of applications for the period ending 18 and 25 July 2018 were considered (see attached list).

70. LIST OF DECISIONS

The list of decisions for periods ending 18 and 25 July 2018 were noted.

71. NEIGHBOURHOOD PLANNING UPDATE

The Chairman stated that follow up meetings in light of consultation responses were ongoing.

The Chairman and members then spoke about the Town Development Manager Suna King and her efforts in arranging the stall at the New Forest Show. They congratulated her on this breakthrough for the Town Council and hoped that it would be repeated in subsequent years, highlighting the best of the town and what it has to offer.

72. NEW FOREST DISTRICT COUNCIL LOCAL PLAN 2016-2036 PART 1

The Chairman referred to Appendix 1 which gave a summarised version of all policies within the above document that was in public consultation until 12 August 2018.

Following a short discussion

It was

RESOLVED

That the following be sent in response.

'Policy 18 – This will create a back door route to sub division as the enforcement of adequate planning conditions to ensure the extra accommodation remains 'ancillary to the host' will unlikely be considered expedient.

Policy 21 – We welcome the change that allows the consideration of negative impact to other local businesses as part of a decision on change of use applications.

Policy 26 – We question what constitutes a 'concentration' of non-shopping usage. New Milton until recently, had a run of six Estate Agents in Old Milton Road and even though is A2 use, has a negative character impact as could be seen as a poor offer by the town centre if you approach the town from the west.'

The Chairman and members thanked the Assistant Town Clerk for her report.

73. CORRESPONDENCE

- i) New Forest District Council Planning Committee
Notification had been received that the following applications would be determined at the above meeting held on 8 August at Appletree Court, Lyndhurst

Application 18/10124 – Perhaver, Barton Common Road – Three storey block of 10 flats; demolition of existing – *The Officer recommends REFUSAL.*

Application 18/10707 – 14 Waterford Road – First floor extension – *The Officer recommends REFUSAL.*

Cllr Hawkins will be attending to speak on the applications above.

Application 18/10060 – The Dome, 121 Barton Court Avenue – Roof alterations in association with extension to two existing flats; creation of first floor roof terrace; replace conservatory with single storey front extension; fenestration alterations – *The Officer recommends the Service manager have delegated authority to permit the scheme, subject to no new material objections being submitted to the amended plan before 13 August and imposition of conditions set out by report.*

Cllr Beck will be attending to speak on the application above.

ii) Planning Appeal Decision

Application 17/10716 – Unit 2 Ferndene Farm, Bashley Cross Road – Change of use of storage building to agricultural use – The appeal was dismissed.

iii) Planning Enforcement Matters

9-11 Old Milton Road - An acknowledgement had been received following the letter sent on the recent refusal of permission for the large advertisement on the gable end of the building.

40 Antler Drive – An update had been received stating that alterations will be made to rectify the situation and the District Council will visit the site to verify this had taken place.

Chessel House – The District Council had responded to a recent complaint received since builders had finished work extending a flat facing west which included roof lights.

Manor Road junction with Station Road – The Chairman had received a complaint about the proliferation of A boards on the wide pavement area. Also raised was the overgrown vegetation to a footpath between Meadow Road and Oakwood Avenue, and opposite the Leisure Centre. Each item had been reported to the relevant authority by the meeting Clerk.

iv) Holmsley Rail Bridge

High priority repair works are expected for up to two weeks from 14 August. The notification states 'TRAFFIC ON A35 WILL NOT BE AFFECTED BY THESE WORKS'.

The repair works are necessary to keep the bridge open while the bridge replacement scheme is being prepared. Closures are being limited during the tourist season.

The repair works will see the C10 (road under the bridge) subject to traffic lights with lane closure on 16, 17, 23, 24 and 28 August with a full closure (diversion) on 14, 15, 20, 21 and 22 August.

v) Neighbourhood Planning Query

Cllr Reid had requested the following information be made available – As and when the Neighbourhood Plan had been subject to inspection any application decision, regardless of if Neighbourhood Plan policies were impacted on would be determined by New Forest District Council. An example of this is with affordable housing on site provision targets and the possibility of viability studies being received to avoid the obligation. As previously, the examination of the document is expected to cover issues such as sustainability and achievability of such policies and if the Inspector thinks the policies are not realistic, will suggest amendment or removal from the document before its acceptance.

74. CHAIRMANS URGENT ITEMS

With the Chairman’s permission, Cllr Beck circulated a newspaper article related to the recently revised National Planning Policy Framework.

75. NEXT MEETING

The next meeting will be held on **Thursday 16 August 2018** at 6.30pm in the Town Hall, Ashley Road, New Milton.

Minute	Action	By when	By whom
72	Respond to consultation	11/08/2018	Meeting clerk
73i	10124 & 10707 – List Cllr Hawkins and provide papers; 10060 – List Cllr Beck and provide papers	03/08/2018	Meeting Clerk
73iii	Update regarding 9-11 Old Milton Road	16/08/2018	Meeting clerk
73iv	Notify NMRA and A&T of works	06/08/2018	Meeting clerk

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 7.46pm.

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 18 and 25 July 2018 – Minute 69.**Applications**

Application No: **1800495** Ward: Bashley Authority: National Park

Applicant: Mr & Mrs Webb Site:

Oakmead, Bashley Cross Road

Proposal: Continued use of stables for purposes incidental to the dwelling (Certificate of Lawfulness)

NMTC Comment: NO COMMENT

Application No: **1810796** Ward: Bashley Authority: NFDC

Applicant: Mr & Mrs Edwards

Site: Harris House, 2 Harris Way

Proposal: Single storey side and rear extensions; first floor front and rear balconies; use of garage as living accommodation.

NMTC Comment: OBJECT (Delegated)

- (1) Proximity of protected tree to the extension will create pressure to prune and/or fell;
 - (2) Impact to residential amenity by altering use of the existing garage, against that set by permission to build the dwelling on application 90/46145.
-

Application No: **1810832** Ward: Barton Authority: NFDC

Applicant: Mr Lewis

Site: 11 Carlton Avenue

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

NMTC Comment: OBJECT (Non-Delegated)

- (1) Overdevelopment as the footprint is too large for a bungalow plot, with subsequent loss of amenity space;
 - (2) Unneighbourly due to the overlooking potential from the rear gable window and extension roof lights.
-

Application No: **1810843** Ward: Fernhill Authority: NFDC
Applicant: Mr & Ms Seager & Duff
Site: 40 Marston Road

Proposal: Roof alterations in association with enlarged first floor; front porch.

NMTC Comment: OBJECT (Non-Delegated)

(1) This would be a departure from local character which is hipped roofs stepping down in height to the junction, therefore contrary to Local Distinctiveness Study page 39 Building Format.

(2) Also contrary to Local Distinctiveness Study page 40 Rhythms, patterns and consistency in features as it would interrupt this on the street scene.

Application No: **1810887** Ward: Fernhill Authority: NFDC
Applicant: Mr Finlay - Integral Investments
Site: 116 Manor Road

Proposal: 2 detached bungalows; parking; new access; demolition of existing.

NMTC Comment: OBJECT (Delegated)

(1) The Town Council are in full support of the Tree Officer comments made on 27 July 2018;

(2) There is contradictory information regarding the 'retention' yet ringbarking of mature Oaks in the Design and Access statement.

This council takes a very dim view of such wilful destruction of mature trees with great amenity benefit, protected or not.

Application No: **1810900** Ward: Barton Authority: NFDC
Applicant: Mr & Mrs Callaghan
Site: 1 Glen Close

Proposal: Single storey side and rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810917** Ward: Barton Authority: NFDC
 Applicant: Mr & Mrs Fitzpatrick
 Site: Poppy Cottage, 6 Christchurch Road
 Proposal: Single storey rear extension.
 NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1810927** Ward: Milton Authority: NFDC
 Applicant: Brownsea Build Ltd
 Site: Rockdene, 42 Lymington Road
 Proposal: 2 detached houses; parking; demolition of existing.
 NMTC Comment: ACCEPTABLE (Delegated)

Trees

Application Number: **18/0617**

Ward Name: Fernhill

Location: 1 Kennard Place

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: **18/0630**

Ward Name: Bashley

Location: 9 Linhorns Lane

Description Prune 2 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: **18/0644**

Ward Name: Fernhill

Location: Keswick Court, Keswick Road

Description Prune 2 x Oak, 1 x Silver Birch.

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.
