



Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 27 September 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		
<u>In Attendance:</u>	Officer:		Theresa Elliott	

**PUBLIC PARTICIPATION**

There were 8 members of the public present.

Application 18/11146 – 3 people spoke against this application.

Application 18/11046 – 1 person spoke for this application.

Application 18/11129 – 1 person spoke for this application.

106. **APOLOGIES**

Cllr Hexter had tendered her apologies.

107. **DECLARATIONS OF INTEREST**

Under agenda item 5, regarding application 18/11146 (Brockwood, 42 Barton Common Lane), the Chairman stated that the Town Council manages the land directly adjacent including the access track to the site. He advised that the presentation would be conducted as normal but the committee should form a recommendation, to be discussed at the meeting of Town Council on 1 October. This action had been verified by the Council Solicitor. It was

***RESOLVED that***

***The Planning Committee recommendation be discussed by Town Council on 1<sup>st</sup> October.***

108. MINUTES

It was

**RESOLVED:**

**That the minutes of the meeting held on 13 September 2018, be signed by the Chairman as a correct record.**

The Minutes were duly signed.

109. MATTERS ARISING

None.

110. LIST OF APPLICATIONS

The list of applications for the period ending 12 and 19 September 2018 were considered (see attached list).

111. LIST OF DECISIONS

The list of decisions for periods ending 12 and 19 September 2018 were noted.

112. NEIGHBOURHOOD PLANNING UPDATE

The Chairman stated that dates given at the last meeting may now be considered unrealistic. It had come to light that the *Sweetman* judgement from April 2018 was effectively placing the Habitats Regulation Assessment technical support on hold. This judgement is also affecting around 60 other Neighbourhood Plans nationally that are at the same stage. Several parties have been contacted for advice with no resolution available so far, therefore the Town Clerk had written to Rt Hon Sir Desmond Swayne MP for assistance who will be contacting the Secretary of State.

113. NEW FOREST DISTRICT COUNCIL STRATEGIC SITES MASTERPLANNING S.P.D.

Members considered Appendix 1 previously circulated which summarised issues within the document. The Supplementary Planning Document will not require independent examination like the Local Plan but is part of the Local Development Framework, and given material consideration when determining applications. The document will hopefully be adopted once the Local Plan has been, expected late 2019. The Appendix had also been informed by a workshop with District Council Urban Designer Richard Payne, attended on 6 September by the meeting clerk, Cllrs Craze and Hawkins.

The document outlines considerations for layout and design of new housing, stipulating the need for a minimum 25m gap between rear elevations for example. It also suggests appropriate layout for specific sites, which in New Milton is the land at Brockhills Lane previously known as Stanley Caravan Park (Site 10) and in Gore Road between Double H nurseries and Willow Barn (Site 11). There are sketches which suggest the potential coverage of built form, green infrastructure and movement networks which link to existing roads/footpaths and are also considered in the emerging Neighbourhood Plan. These concept masterplans suggest housing numbers but if a developer proposes greater housing numbers, they will have to demonstrate they can fulfil all requirements set in the document such as net environmental gain.

It was then

**RESOLVED that the following be sent in response**

**'Chapter 3 paragraph 3.8 Private defensible space – This aspiration is commendable but there will be no longevity on site for privately owned space at the building frontage unless there is realistic and adequate car parking agreed elsewhere on site.**

**Chapter 5 on Design and Access statements, Appendix 1 (Design expectations for Recreational Management) suggests a 'combined approach' to provision of green space and that strategic landscape requirements should be submitted with planning applications for 50 or more houses. The Introduction text at paragraph 1.4.1. defines the document scope for 100+ dwellings.**

**On a related point, there is inconsistency when referring to 'major' sites. Some text defines this as 50+ dwellings, and 100+ dwellings in other text.**

**The emerging Neighbourhood Plan will be expressing the following issues -**

**Site 10 – Land to the east of Brockhills Lane – Page 102**

**Sway Road crossing point - This is a very busy road with nearby Farm Shop plus local Plant Hire company so the crossing would need to be a bridge, pinch point or light controlled. It is essential that the frequency, speed and type of traffic is acknowledged and appropriate crossing planned in best possible location. The gravel lane travelling north from this point needs improvement.**

**Brockhills Lane crossing point – This crossing is marked in a location where the road drops away and there is no line of sight.**

**Site 11 Land to south of Gore Road – Page 108**

**The emerging Neighbourhood Plan will be supporting a convenience store in the north east corner of the site, plus a youth centre between 'Willow Barn' (Listed) and the Fawcett's Field boundary. Discussions with developers are taking place to ensure that a site for a youth centre is secured. These have not been shown so a copy of our plan will be sent with this response.**

**Concern was expressed about the need to carefully balance needs of the business and neighbouring amenity specifically on the western boundary where light pollution would have the greatest impact.**

**Enhancements to the access for Fawcett's Field are welcomed but should include our Estates and Facilities Manager and Town Clerk in early discussions. This is to avoid matters such as the current Trim Trail being mistaken for an informal footpath. Drainage improvements are certainly required in this area.'**

114. CORRESPONDENCE

a) Planning Enforcement Enquiry

An enforcement enquiry had been lodged regarding an outbuilding at 130 Manor Road which a resident had identified.

b) Temporary Road Closure

An application was received by New Forest District Council for a Temporary Road Closure for the Battles Over event on Sunday 11<sup>th</sup> November 2018 between the hours of 12pm to 9pm. The road will be closed at Marine Drive, Barton Court Avenue, Marine Drive East and Second Marine Avenue. A map with alternative routes can be provided.

115. CHAIRMANS URGENT ITEMS

With the Chairman’s permission, Cllr Reid advised of a letter received by residents in Vincent Road from ARC Developments of Poole, encouraging the sale of rear garden areas.

Cllr Beck referred to an application to modify the use of a byway from Chestnut Avenue to Farm Lane North. The meeting clerk was in receipt of the same and the item would be listed for discussion at the next Planning meeting. Cllr Beck also stated that he had applied for a disabled parking bay on behalf of the Barton Post Office.

Cllr Short requested an update to the footpath item in Oakwood Avenue (minute 79). The clerk advised one would be forthcoming asap.

116. NEXT MEETING

The next meeting will be held on Thursday 11 October 2018 at 6.30pm in the Town Hall, Ashley Road, New Milton, BH25 6AS.

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 8.02pm.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

MINUTE	ACTION	BY WHOM	BY WHEN
107	Referral of 18/11146 to Town Council	Meeting Clerk	28/09/18
113	Respond to consultation	Meeting Clerk	28/09/2018
115	List Byway of Chestnut Avenue on next agenda	Meeting Clerk	04/10/18
79	Provide update	Meeting Clerk	11/10/18

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 12 and 19 September 2018 – Minute 110.****Applications**

Application No: **1810985**      Ward: Barton      Authority: NFDC  
Applicant: Mr Poole  
Site: 4 Wendover Close  
Proposal: 2 metre fence with gate; concrete hardstanding  
NMTC Comment: NO COMMENT  
It was considered there was insufficient information.

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Application No: **1811046**      Ward: Milton      Authority: NFDC  
Applicant: Mr Redin  
Site: 18 Whitefield Road  
Proposal: Use as restaurant/café and hot food takeaway (use Class A3 & A5)  
NMTC Comment: ACCEPTABLE (Delegated)  
subject to Environmental Health officer comments.

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RECORDED VOTE - Cllr Hawkins against.

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Application No: **1811084**      Ward: Bashley      Authority: NFDC  
Applicant: Ms Massey  
Site: 14 Antler Drive  
Proposal: Single-storey side extension  
NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **1811129**      Ward: Milton      Authority: NFDC  
Applicant: Mr A Moore  
Site: Land rear of 100 to 112 Old Milton Road  
Proposal: 7 Dwellings comprised 1 terrace of 3 houses; 2 pairs of semi-detached houses;  
NMTC Comment: ACCEPTABLE (Delegated)  
subject to Highways Authority approval.

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Application No: **1811136**      Ward: Bashley      Authority: NFDC  
 Applicant: Mr and Mrs Dray  
 Site: 33 Marley Avenue

Proposal: Single-storey side and rear extension

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1811138**      Ward: Milton      Authority: NFDC  
 Applicant: Mr and Mrs Berkhauser  
 Site: 5 Durland Close

Proposal: Single-storey rear extension; outbuilding

NMTC Comment: ACCEPTABLE (Delegated) subject to the garage being for non-commercial use.

Application No: **1811139**      Ward: Barton      Authority: NFDC  
 Applicant: Mr and Mrs Noakes  
 Site: 9 Marine Drive West

Proposal: Front and rear dormers in association with new second floor; first and second floor balcony; roof lights

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1811146**      Ward: Becton      Authority: NFDC  
 Applicant: AJ Developments  
 Site: Brockwood, 42 Barton Common Lane

Proposal: 4 detached houses; garages; parking; demolition of existing

NMTC Comment: OBJECT (Non-Delegated)

***RECOMMEND to Town Council that this development is***

- (1) Directly adjacent registered Common Land with the unmade track access crossing it;***
- (2) Contrary to the New Milton Local Distinctiveness Study page 60 regarding the need to maintain gaps to protect character, and is also considered overdevelopment;***
- (3) Unsuitable due to the only access being via the unmade track which narrows to 2.8m, therefore impedes use by 2 way traffic and emergency vehicles;***
- (4) The development would require the loss of several trees;***
- (5) There is no information regarding ecology.***

***The Town Council are legally obliged to protect their assets, in particular Common Land.***

Application No: **1811155**      Ward: Becton      Authority: NFDC  
Applicant: Mr and Mrs Hooper  
Site: 2 Cutler Close  
Proposal: Single-storey side extension  
NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **1811157**      Ward: Bashley      Authority: NFDC  
Applicant: Mr Birrell  
Site: 5 Fawn Gardens  
Proposal: Single-storey rear extension  
NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **1811229**      Ward: Milton      Authority: NFDC  
Applicant: Mr Prior  
Site: 156 Old Milton Road  
Proposal: Use of office as residential flat (Prior Approval application)  
NMTC Comment: No discussion as this item was listed in error.

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## Trees

Application Number: **18/0868**

Ward Name: Becton

Location: The Thatched Cottage, 104 Lower Ashley 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.

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Application Number: **18/0870**

Ward Name: Becton

Location: 14 Brecon Close

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.

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Application Number: **18/0875**

Ward Name: Barton

Location: Mile Oak, 15 Dilly Lane

Description: Prune 5 x Oaks.

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.

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Application Number: **18/0881**

Ward Name: Milton

Location: Quaker House, 40 Barton Court Road

Description Prune 9 x Oaks. 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.

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Application Number: **18/0882**

Ward Name: Becton

Location: 39 Chestnut Avenue

Description Fell 1 x Pine.

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.

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Application Number: **18/0906**

Ward Name: Milton

Location: 29 Camellia Gardens

Description Prune 1 x Oak.

NMTC Comment: We OBJECT to pruning for the reasons stated on the application form.

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.

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Application Number: **180837**

Ward Name: Milton

Location: The Mount, 22 Mount Avenue

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.

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Application Number: **180841**

Ward Name: Milton

Location: 1 Solent Mews

Description Prune 2 x Oak trees

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.

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Application Number: **180855**

Ward Name: Fernhill

Location: 11 Little Barrs Drive

Description Prune 3 x Monterey Pine trees

NMTC Comment:

T1 - 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.

T2 - the proposed crown reduction of up to 5m of one and up to 12m of the other Pine under this marker is considered detrimental to the amenity value, we therefore OBJECT.

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Application Number: **180859**

Ward Name: Fernhill

Location: 82 Oakwood Avenue

Description Pollard 1 x Oak tree

NMTC Comment: We believe that pollarding is an unsuitable practice for this species of tree, therefore OBJECT. 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.

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