



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 3 January 2019 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	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 – Assistant Town Clerk		

PUBLIC PARTICIPATION

There were 4 members of the public present.

Application 18/11592 – 1 person spoke against this application.

174. APOLOGIES

None.

175. DECLARATIONS OF INTEREST

Under agenda item 5, Cllr Beck stated that he was well known to objectors present on application 18/11592 (Land rear of 9 Uplands Avenue). Due to the potential for pre-determination or bias, he took no part in the debate or vote and completed the relevant paperwork for the register.

176. MINUTES

The Chairman advised that a small addition needed to be made on record for application 18/11465 (6 Copse Avenue). The determination at Committee was ‘Acceptable (delegated) *subject to ancillary use only*’. The ‘subject to....’ text had been omitted in the published minutes but error spotted by the clerk in time for inclusion on the formal response to New Forest District Council.

Following this amendment it was then

RESOLVED:

That the minutes of the meeting held on 20 December 2018, be signed by the Chairman as a correct record.

The Minutes were duly signed.

177. MATTERS ARISING

The clerk informed that one update would be forthcoming within the Correspondence item of the meeting.

178. LIST OF APPLICATIONS

It was noted that currently, the meeting of 17 January only had one application due for determination. The clerk had rung both authorities to ascertain numbers of applications pending validation, and neither expected a change as applications in the lead up to and over the festive period was often very low.

Therefore it was

RESOLVED:

That the meeting of 17 January is cancelled. The Committee delegated any applications with deadlines prior to the next usual meeting to the relevant ward member.

It was noted that the one application affected is 18/11652, a change of use to swimming tuition business at Unit 8 Queensway.

The list of applications for the period ending 19 and 26 December 2018 were considered (see attached list).

The Chairman was out of session between 6.45pm and 7.00pm, as assistance was needed for a visiting member of public.

179. LIST OF DECISIONS

The list of decisions for periods ending 19 and 26 December 2018 were noted (see attached list).

180. NEIGHBOURHOOD PLANNING UPDATE

None.

181. CORRESPONDENCE

a) Planning Enforcement Issues

Notification had been received that the following cases had been signed off due expediency.

EN/18/0608 – The Dome, 121 Barton Court Avenue – Unauthorised trench at the rear of building.

EN/18/0249 – 40 Antler Drive – Unauthorised outbuilding and fence.

Cllr Beck voiced his frustration at the decision on The Dome, as it appeared not representative of local residents and member’s views and efforts. The Chairman agreed, as the Antler Drive case was in his ward. The Chairman read several paragraphs from the notifications and the points were reiterated by the clerk, that it is government advice being followed by New Forest District Council and that ‘an enforcement notice should not normally be used solely to regularise development which is acceptable on its planning merits’.

Members voiced general concerns about the current ability to use expediency, see action point below.

9-11 Old Milton Road – A letter from the Enforcement team had been received, stating that the owner had been written to requesting a plan of action for removal of the unauthorised advert.

A-boards on the verge of Gore Road from Willow Barns to Stem Lane junction had been reported.

182. NEXT MEETING

In light of discussion under minute 178, the next meeting will be held on **Thursday 31 January 2019** 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 7.36pm.

Chairman _____ Date _____

MINUTE	ACTION POINT	BY WHOM	BY WHEN
178	Notify all of cancelled meeting	Meeting clerk	04/01/2019
178	Continue query with NFDC regarding application of Technical Housing Standards	Meeting clerk	13/01/2019
181a	Invite Planning Enforcement officer to present or provide written explanation of ‘expediency’ use.	Meeting clerk	13/01/2019
181a	Write to Secretary of State on outcome of above action	Meeting clerk	30/01/2019

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 19 and 26 December 2018 – Minute 178.**Applications**

Application No: **1800934** Ward: Bashley Authority: National Park
 Applicant: Mr C Kennedy
 Site: Rose Cottage, Tiptoe Road

Proposal: Two storey extension; single storey extensions; first floor extension; flue.

NMTC Comment: OBJECT (Delegated) as contrary to New Forest National Park Authority Core Strategy policy DP11 (Extensions to Dwellings).

Application No: **1800943** Ward: Bashley Authority: National Park
 Applicant: Redcliffe Gardeners
 Site: Paddock View, Bashley Road

Proposal: Remove condition 3 of permission 94/54429 to remove agricultural occupancy condition.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1800959** Ward: Bashley Authority: National Park
 Applicant: Mr & Mrs Dean
 Site: Mulberry Cottage, St Johns Road

Proposal: Retention of single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)
 RECORDED VOTE - Cllr Hawkins AGAINST.

Application No: **1811592** Ward: Becton Authority: NFDC
 Applicant: AJ Developments
 Site: Land rear of 9 Uplands Avenue

Proposal: House; access; parking & landscaping; single storey side extension to existing dwelling.

NMTC Comment: STRONGLY OBJECT (Non-Delegated)

(1) Loss of vegetation and trees, including a large mature Oak tree on rear boundary and the potential effect to mature Beech (?) near the side boundary within garden of number 7.

(2) Cramped and contrived, while still not adhering to the guidance on floor space within Technical Housing Standards DCLG published in 2015. Therefore the development is wholly inappropriate on this site.

Despite the Appeal Inspectors decision for neighbouring site 11-15 Uplands Avenue:

(3) The layout is contrary to New Forest Local Distinctiveness Study SPD pages 60/61 regarding Building Line, Green Infrastructure, Green Setting and Rhythms. It would also destroy a rear garden island as mentioned on page 58. Therefore this development would HEAVILY UNDERMINE the character of the locality.

(4) Back land development.

(5) Sets an unwanted precedent.

(6) The tandem parking arrangement negates the usefulness of such parking spaces, and could create displaced parking onto the highway.

Application No: **1811597** Ward: Barton Authority: NFDC
Applicant: Mr Siggers
Site: 9 Keysworth Avenue
Proposal: Air source heat pump.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1811599** Ward: Fernhill Authority: NFDC
Applicant: Mr Irvine
Site: 28 Oakwood Avenue
Proposal: Detached garage.
NMTC Comment: ACCEPTABLE (Delegated) subject to the comments made by the Tree team.

Application No: **1811612** Ward: Milton Authority: NFDC
Applicant: Mr Petty
Site: 2a Orchard Grove
Proposal: Single storey side extension; detached double garage; relocation of garden boundary.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1811623** Ward: Barton Authority: NFDC
Applicant: Mr & Mrs Lacy
Site: 56 Barton Drive
Proposal: Use part of garage as living accommodation; fenestration alterations.
NMTC Comment: ACCEPTABLE (Delegated)
RECORDED VOTE - Cllr Hawkins AGAINST.

Trees – None.
