



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 28 March 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>	G C Beck	p	K E Craze
	p R Murrow	p	R B Dagnall
	p S P Short		D E Hawkins
<u>In Attendance:</u>	Officer:		Theresa Elliott – Assistant Town Clerk

PUBLIC PARTICIPATION

There were 12 members of the public present.

Application 19/10231 – 2 people spoke against this application.

Application 19/00164 – 1 person spoke for this application.

Application 19/10187 – 1 person spoke for this application.

213. APOLOGIES

Cllrs Beck and Hawkins had tendered their apologies.

214. DECLARATIONS OF INTEREST

None.

215. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 14 March 2019 as amended, be signed by the Chairman as a correct record.

The Minutes were duly signed.

216. MATTERS ARISING

The meeting clerk advised that action points had been completed or would be carried forward as the dates suggested.

217. LIST OF APPLICATIONS

The list of applications for the period ending 13 and 20 March 2019 were considered (see attached list).

218. LIST OF DECISIONS

The list of decisions for periods ending 13 and 20 March 2019 were noted (see attached list).

219. NEIGHBOURHOOD PLANNING UPDATE

The Chairman advised that the document was being worked on. Several meetings were needed on the finer aspects of the plan. A report on the plan would be made available as soon as practicable.

220. CORRESPONDENCE

a) Change of Committee Date

The Chairman had received a request to change the date of the next Committee meeting. This was due to the expected absence of most of the committee, possibly leaving the meeting non-quorate.

It was then RESOLVED that

The next meeting of Planning Committee would be held on WEDNESDAY 10 April 2019.

b) Operation Resilience

Notification had been received that Caird Avenue would be in an upcoming phase of works to seal road structure from water ingress, to arrest the formation of potholes. The works would take place for up to 3 days from 15 April, and stretch the full length of the road. All residents have been sent notification from Hampshire Highways, stating that day time vehicle access will not be possible, and that the work is weather dependent so dates displayed on local signage could change at short notice.

c) Permitted Development Changes

In a recent ministerial statement it was announced that several 'additional flexibilities' would be introduced to support the high street. These included

- Clarification on the ability of 'A' class uses to diversify and incorporate ancillary uses without undermining the amenity of the area
- Introduction of a new right to allow shops, financial and professional services, hot food takeaways, betting shops, pay day loan shops and launderettes to change to an office
- To allow hot food takeaways to change to residential use.

221. NEXT MEETING

The next meeting will be held on **WEDNESDAY 10 April 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 7.42pm.

Chairman _____ Date _____

MINUTE	ACTION POINT	BY WHOM	BY WHEN
211c	Speak to Enforcement Officer	Meeting Clerk	20/05/2019
217	Contact Building Control regarding application 19/10142	Meeting Clerk	29/03/2019
220a	Advise all members, NMRA, press	Meeting Clerk	29/03/2019

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 13 and 20 March 2019 – Minute 217.

Application No: **1900124** Ward: Bashley Authority: National Park
Applicant: Mr D Smith
Site: Grid ref Sz230 979 Land at north east end of Green Lane.
Proposal: Stable block; hardstanding.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1900148** Ward: Bashley Authority: National Park
Applicant: Mr & Mrs Richards
Site: Wootton Hall, Tiptoe Road
Proposal: Outbuilding (demolition of 2 outbuildings).
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1900160** Ward: Bashley Authority: National Park
Applicant: Mr & Mrs C Twitchin
Site: Oak Tree Farm, Bashley Cross Road
Proposal: Continued use of Attached outbuilding as additional living accommodation in breach of conditions to permissions 96/59157 and 88/38186.
NMTC Comment: Leave to professional appraisal.

Application No: **1900164** Ward: Bashley Authority: National Park
Applicant: Mr & Mrs Wilding
Site: May Cottage, St Johns Road
Proposal: Single storey rear extension; pitched roof over part of existing extension; alterations to existing porch; alterations to fenestration.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1900176** Ward: Bashley Authority: National Park
Applicant: Mr C Kennedy
Site: Rose Cottage, Tiptoe Road
Proposal: Two storey extension; single storey extensions; first floor extension; render; cladding.
NMTC Comment: ACCEPTABLE (Delegated) subject to any comments made by the County Ecologist and Conservation Officers.

Application No: **1910139** Ward: Milton Authority: NFDC
 Applicant: Ross Nicholas and Co
 Site: 9 - 11 Old Milton Road

Proposal: Display 1 internally illuminated wall mounted logo sign.

NMTC Comment: OBJECT (Non-Delegated)

(1) Contrary to the Appeal Decision for application 17/11502 -

a) The logo will still be visible from the street scene and car park due to its placement and garish appearance (para.7)

b) It will be visually intrusive and increase clutter in the prominent town centre location, causing harm to amenity (para.8) The members note that the gable end already has a section of branded fascia on it, so any further advertisements would certainly add to clutter in a section of the high street already dominated by illuminated estate agent signage.

c) It is not comparable to others in the vicinity as will still be conspicuous within the street scene (para.8)

(2) The painted black background makes the gable end even more prominent in the street scene as neighbouring buildings including gable ends are brick faced, not painted render.

(3) It would set a precedent for treatment of shopfronts with gable ends.

(4) The advertisement will be visible from the highway therefore in contradiction of the County Highway Officer comments.

Application No: **1910142** Ward: Milton Authority: NFDC
 Applicant: Mr Barker
 Site: 6 Copse Avenue

Proposal: Use of garage as office (retrospective); use of outbuilding for commercial storage.

NMTC Comment: ACCEPTABLE (Delegated)

There were concerns however about the suitability of a wooden building storing products made from combustible material. Building Control will be contacted separately on this point.

Application No: **1910187** Ward: Becton Authority: NFDC
 Applicant: Mr & Mrs Lloyd
 Site: 135 Ashley Road

Proposal: Two storey side extension; roof alterations to first floor bathroom; use of loft as ancillary living accommodation.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1910219** Ward: Fernhill Authority: NFDC
Applicant: Mr Whitlock
Site: 37 Beechwood Avenue
Proposal: Single storey side and rear extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1910225** Ward: Barton Authority: NFDC
Applicant: Mr Ryde
Site: 55 Barton Court Avenue
Proposal: 1.8m high gates and gateposts; 1.5m high boundary wall; roof alterations; fenestration alterations; canopy; render; oak cladding; new garage doors; patio.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1910231** Ward: Becton Authority: NFDC
Applicant: Faye Jones and Phillippe Aston
Site: Land of Leafield, Hare Lane
Proposal: House; widen existing vehicular access.
NMTC Comment: OBJECT (Non-Delegated)
(1) Lack of on-site parking. The likely displaced parking could cause highway safety issues.
(2) The available plot width is too narrow therefore contrary to character principles set in the New Milton Local Distinctiveness Study Supplementary Planning Document.
(3) The development would cause pressure to prune and/or fell the protected Oak tree.
(4) Over dominant and unneighbourly effect to 'Oakfield'.

Application No: **1910233** Ward: Fernhill Authority: NFDC
Applicant: Mr & Mrs Stott
Site: 110 Brook Avenue North
Proposal: Two storey side extension; single storey side and rear extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1910241** Ward: Becton Authority: NFDC
Applicant: Mr Sque
Site: 23 Barton Croft
Proposal: Single storey rear and side extensions; garage use as ancillary living; fenestration alterations.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1910258** Ward: Becton Authority: NFDC
Applicant: AJ Developments
Site: Land rear of 9 Uplands Avenue
Proposal: Variation/removal of condition 2 of permission 18/11592 to allow amended plans 9105/200&9105/201 to allow detached garage.
NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **19/0180**
Ward Name: Fernhill
Location: 4 Barrs Wood 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.

Application Number: **19/0191**
Ward Name: Milton
Location: 35 Barton Court 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.

Application Number: **19/0205**
Ward Name: Bashley
Location: Gilpins, St Johns 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.

Application Number: **19/0214**
Ward Name: Bashley
Location: Tall Oaks, 3 Cabot Way
Description: Prune 3 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.

Application Number: **19/0215**

Ward Name: Milton

Location: 5 York Place, York Avenue

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: **19/0217**

Ward Name: Becton

Location: 1 Penny Hedge

Description Prune 3 x Pines.

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.
