



Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Monday 23 May 2019 in the Town Hall, Ashley Road, New Milton.

	Chairman	p	S J Clarke	
	Vice Chairman	p	R A Reid	
<u>Councillors:</u>	p	K E Craze	p	S P Davies
	p	D E Hawkins	p	M Levitt
		B Murrow	p	D N Tungate
		H Wallis-Dowling		
In attendance:		Officer T A Elliott - Assistant Town Clerk		

**PUBLIC PARTICIPATION**

There were 3 members of the public present.

Application 19/10397 – 1 person spoke for this application

Alan Watson from the New Milton Residents Association spoke against application 19/10264.

The Chairman welcomed members to the newly formed Planning Committee and ran through the ward representatives, which were

BARTON	Cllrs K Craze and M Levitt
BASHLEY	Cllr S Clarke
BECTON	Cllrs D Hawkins and B Murrow
FERNHILL	Cllrs DN Tungate and H Wallis-Dowling
MILTON	Cllrs S Davies and SA Reid

4. APOLOGIES

Cllrs Murrow and Wallis-Dowling had tendered their apologies.

5. DECLARATIONS OF INTEREST

None.

## 6. MINUTES

It was

### **RESOLVED:**

**That the minutes of the meeting held on 9 and 13 May 2019 be signed by the Chairman as a correct record.**

The Minutes were duly signed.

## 7. MATTERS ARISING

The meeting clerk advised that action points were completed. A response to item on minute 245 can be seen within 'Correspondence'.

## 8. LIST OF APPLICATIONS

The list of applications for the period ending 8 and 15 May 2019 were considered (see attached list).

The Chairman went out of session between 6.40pm and 6.42pm to speak to a member of the public.

## 9. LIST OF DECISIONS

The list of decisions for periods ending 8 and 15 May 2019 were noted (see attached list).

## 10. APPLICATION FOR A PREMISES LICENCE

An application had been received for Beaton's Tearooms, Unit 4 Bursledon House Station Road. It sought permission for recorded music indoors to be played and sale of alcohol for consumption on the premises only, within the opening hours of 9am to 5pm Monday to Sunday.

The Chairman advised any representation should be under the four licencing objectives which are

- Prevention of crime and disorder,
- Public safety,
- Prevention of public nuisance,
- Protection of children from harm.

The meeting clerk stated no representations from statutory authorities had been received at the District Council. Members confirmed they had no representation to make.

## 11. NEIGHBOURHOOD PLANNING UPDATE

The Chairman reiterated his thanks to the Residents Association and all community organisations involved in the production of the Neighbourhood Plan which had been agreed at the Annual Town Council meeting on 13 May. He also thanked the Town Clerk and Suna King, Town Development Manager.

## 12. CORRESPONDENCE

### a) Temporary Road Closure of Fernhill Lane

Notification had been received from Hampshire County Council that a full road closure would be required for 10 days to allow sewerage connection at the Glendalyn site. The Town Council had been asked for preferred dates, noting that there was no 'good' time to close this road. The closure would be north of Barrs Avenue, close to the most southerly road for Ballard School site. It would extend north and end half way across

the frontage of Pennyfarthing House. Footpaths are expected to remain open, and access maintained for residents.

Planning members and Fernhill representatives on Town Council had been informed of the notification, to allow comments to be received prior to the meeting.

Cllrs Reid, Wallis-Dowling, Rice-Mundy and J Ward had all been in touch and ideas put forward by the meeting clerk.

It was agreed that the following options be given in response  
'Members have taken great exception to the suggestion that this important route is closed for one of the most crucial periods in the year due to likely visitor disruption and the impact on trade.

It is suggested that the work is done from Monday 15 July, when Ballard School is closed and the Pedal Car Grand Prix has taken place, but before Tuesday 23 July when the state schools finish term.

If this is not possible then the work should be delayed until 5 September, when all schools have returned.

We also request that signs stating 'Not suitable for diversion route' should be placed from the Stem Lane direction, into the following roads  
Hazelwood Avenue, Beechwood Avenue, Marley Avenue, Kennard Road and Lake Grove Road, as these are already heavily used as a cut-through Brockhills Lane is also considered unsuitable for diverted heavy vehicles.'

On a separate notification, Station Road between junctions with Whitefield Road and Spencer Road, and Ashley Road, between junctions with Spencer Road and Elm Avenue, will be closed on Sunday 14 July, between the hours of 7am and 6pm. This is to facilitate the Pedal Car Grand Prix.

b) Regularisation of Premises Licences

Following discussion at the last meeting (minute 245) the meeting clerk had been in contact with Christa Ferguson, Licensing Manager at New Forest District Council. In her response was the following text from guidance on section 182 of the Licensing Act 2003.

***'Each application on its own merits***

*1.17 Each application must be considered on its own merits and in accordance with the licensing authority's statement of licensing policy; for example, if the application falls within the scope of a cumulative impact policy. Conditions attached to licences and certificates must be tailored to the individual type, location and characteristics of the premises and events concerned. This is essential to avoid the imposition of disproportionate and overly burdensome conditions on premises where there is no need for such conditions. Standardised conditions should be avoided and indeed may be unlawful where they cannot be shown to be appropriate for the promotion of the licensing objectives in an individual case.*

*10.10 The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided.'*

c) Planning Enforcement matters

The file for potential enforcement at 86 Brook Avenue North, where the build was possibly not in accordance with approved plans, has been closed. The Planning Officer has determined that there is no breach.

d) Planning Appeal Lodged

An appeal has been lodged against a decision by New Forest National Park Authority, regarding the removal of an agricultural occupancy condition on Paddock View, Bashley Road. Any written representations should be sent to the Planning Inspectorate no later than 25 June 2019.

e) Cycle Event

Notification has been received that on Saturday 29 June a non-competitive cycling event will pass north to south through Wootton, then turn east along Bashley Cross Road towards Sway.

f) Prior Notification System

New Forest District Council officers have been requested to contact Parish and Town Councils when no comments have been received on this type of development notification. In the past, the Town Council Planning Committee had chosen not to take part, however members felt it was appropriate to be informed of these and may now choose to comment on them. Cllr Clarke reminded members that District Council members are already informed when each one is received.

The meeting clerk clarified that the deadline for comment is the same as planning application timescales (21 days) therefore the usual list would have these added.

g) Further Changes to Permitted Development

Additional flexibilities were due to be afforded to high streets including shop use classes to capture current and future retail models. The three main changes

- Clarification on the ability of 'A' use classes to diversify and incorporate ancillary uses without undermining the amenity of the area;
- Introduction of a new permitted development right to allow shops (A1) financial and professional (A2) hot food takeaways (A5) betting shops, payday loan shop and launderettes to change to office (B1); and
- To allow hot food takeaways to change to residential use (C3).

**13. NEXT MEETING**

The next meeting will be held on **Thursday 6 June 2019** at 7.15pm 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 7.48pm.

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

MINUTE	ACTION POINT	BY WHOM	BY WHEN
10	Return confirmation of no representation to Licensing	Meeting clerk	31/05/2019
12a	Respond to HCC on Fernhill Lane closure	Meeting clerk	24/05/2019
12a	Advise Alan Watson of any response from HCC	Meeting clerk	As available
12a	Agenda item – update when available	Meeting Clerk	As available
12e	Notify Burley Villa Riding School	Meeting Clerk	28/05/2019

**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 24 April and 1 May 2019 – minute 245.

Application No: **1910264**      Ward: Milton      Authority: NFDC  
 Applicant: Mr Laney - Pennyfarthing Homes Ltd  
 Site: Abbeyfield House, 17 Herbert Road  
 Proposal: (AMENDED PLAN) 2 blocks of 5 flats; associated carports; bin stores; demolition of existing.

NMTC Comment: STRONGLY OBJECT (NON-delegated)

- 1) Bulk and Mass, contrary to Local Distinctiveness Study page 17: Massing & 21: Density.
- 2) Lack of parking - contrary to the Parking Standards SPD
- 3) Lack of greenspace and amount of hardstanding - contrary to the Local Distinctiveness Study page 16: Gardens

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Application No: **1910307**      Ward: Barton      Authority: NFDC  
 Applicant: Britannia Parking Ltd  
 Site: Old Milton Green Parade Car Park,  
 Proposal: (AMENDED PLAN) 4 x pole-mounted information signs within car park.  
 NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **1910397**      Ward: Becton      Authority: NFDC  
 Applicant: Mr Lloyd  
 Site: 135a Ashley Road  
 Proposal: Part use of retail space as gym (Use Class D2).  
 NMTC Comment: ACCEPTABLE (Delegated) subject to Environmental Health Officer comments.

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Application No: **1910439**      Ward: Becton      Authority: NFDC  
 Applicant: Mrs Ewer  
 Site: 17 Becton Lane  
 Proposal: Single storey rear extension; detached garage; boundary wall/fence.  
 NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **1910496**      Ward: Becton      Authority: NFDC  
 Applicant: Mr & Mrs Bowler  
 Site: 16 Fenleigh Close  
 Proposal: Retractable awning.  
 NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **1910519**      Ward: Fernhill      Authority: NFDC  
 Applicant: Mr Spall  
 Site: 19 Manor Road  
 Proposal: Outbuilding (retrospective).  
 NMTC Comment: ACCEPTABLE (Delegated)