



Minutes of the meeting of the Planning Committee of the New Milton Town Council, held on Thursday 15 August 2019 in the Town Hall, Ashley Road, New Milton.

	Chairman	p	S J Clarke	
	Vice Chairman		R A Reid	
<u>Councillors:</u>	p	K E Craze	p	S P Davies
	p	D E Hawkins		M Levitt
		B Murrow	p	D N Tungate
		H Wallis-Dowling		
In attendance:	Cllrs Blunden, C.Ward & Mrs Schooling. County Cllr F Carpenter & District Cllr J Cleary.			
	Officer T A Elliott - Assistant Town Clerk			

The Chairman welcomed all, including representatives for the Fernmount Centre site in Fernhill Lane. Their presentation would be the first item in Public Participation.

PUBLIC PARTICIPATION

There were 17 members of the public present.

Fernmount Centre

Pete Sulley, Associate Director of Asbri Planning and Karen Eyre, Project Architect from Melt Design covered the scheme which had recently been subject of pre-application discussions with New Forest District Council.

The applicants are 'Places for People' who provide accommodation and support for 6000 people nationally, and Ashley House Ltd/Morgan Sindall collaborative to form 'Morgan Ashley' care developers that won the tender for the facility from Hampshire County Council.

Original pre-application discussions had detailed 62 extra care units, which had been unpopular with the District Council due to bulk with revision for 56 units having a similar result. These higher densities would need greater amounts of three storey accommodation which in turn would have greater impact locally.

This scheme was for 50 'extra care' units with communal services for the over 55 age group. Extra care was stated as varying levels of care requirements including early-onset dementia but with a principle of independent living.

Layout - L shaped along the western and northern boundary with three storeys being isolated to the North west corner only. Private residents garden and parking area to the central/south east part of site. Boundary screening remaining. Access via Forest Pines.

Design – pictures taken from the local area and demonstrated roof form and material use. The elements had been considered compliant with the New Milton Local Distinctiveness document and pre-application advice.

The formal application had been sent to the District Council on 9th August and was awaiting validation. Town Council had not yet received formal notification of its receipt.

The Chairman, members and members of public attending raised the following points –

- a) On site trees – Any TPO's and those on boundary would need adequate maintenance as provided vital screening for the site. The landscaping plan submitted with the application had detailed information within. Mr Sulley stated any tree removal (due to previous mismanagement in some cases) would require replanting plus 25% as per pre-application advice given.
- b) Crossing Fernhill Lane – Concern regarding vulnerability of residents trying to cross the road and that a previous scheme nearby had not provided the required crossing. This matter was being pursued by New Forest District Council officer Jill Colclough as provision is required but what type of crossing is necessary is to be determined based on evidence. This would likely become part of a Section 106 agreement to ensure delivery. Speed of the traffic on this road was of concern.
- c) Footpath from the site to join with land to the north and continue into Violet Lane – possible issues regarding vulnerability and use of the public for access. Mr Sulley stated that the on-site footpath would give public access considering safeguarding and other necessary measures.
- d) Design – concern was raised about the type of design used. Material quality and design had been an integral part of pre-application discussions.
- e) Proximity of Forest Pines to the development – nearest point approx.20m (to two storey element) and 50-60m to three storey elements.
- f) Ecological requirements – Use of swift and bat bricks within the blocks were suggested, plus use of native species for planting. A full ecological survey was currently being conducted and recommendations would be taken on board once known. Native planting would be utilised particularly within the private sensory garden space.
- g) Building access – this would be via Violet Lane and Forest Pines. Several residents recounted issues with the previous development.
- h) Scheme expected to start early in 2020.
- i) Construction period – residents voiced concern on potential displaced parking, also site vehicles were restricted by condition, however not in practice. A Construction Management Plan was being drawn up to cover these issues amongst others.
- j) Parking levels for the development – the parking level proposed (21 spaces with a further 3 accessible spaces, plus internal buggy parking) was considered low. Mr Sulley advised that car ownership for these schemes was in the region of 20-30% but the amount proposed would cover this plus staff and visitor requirement.
- k) Material use – the development would be in light and dark brown brickwork, representing a rural palate.

The Chairman thanked the site representatives and the members of public attending. The presentation is available to view at the Town Council offices.

Item ended 7:35pm with some members of the public leaving.

Application 19/10871 – 1 person spoke for this application.

Local resident Mr Lord had written to the Chairman on several ecological points within recent planning and tree work applications, and the frequency/impact of dropped kerb installation. He read the letter in full to the committee and the meeting clerk responded to each in turn.

Mr Watson, representing the Resident's Association asked whether there was any news regarding the Crematorium as the previous permission would lapse in October.

The Chairman advised that he had recently contacted the agent for Meyrick Estates who advised that the operating company was expected to sign the lease imminently. This would mean a Reserved Matters application would be received by New Forest District Council well before the Outline planning permission lapsed. The meeting clerk advised that the outline application only dealt with the access point from Stem Lane, within the principle of development.

(Post meeting note - Application 16/10780 lapses 10/10/19).

60. APOLOGIES

Cllrs Levitt, Murrow, Reid, Rice-Mundy and Wallis-Dowling had tendered their apologies.

61. DECLARATIONS OF INTEREST

None.

62. MINUTES

It was

RESOLVED:

That the minutes of the meeting held on 1 August 2019 be signed by the Chairman as a correct record.

The Minutes were duly signed.

63. MATTERS ARISING

The meeting clerk advised that all action points had been completed to timescales given.

64. LIST OF APPLICATIONS

The list of applications for the period ending 31 July and 7 August 2019 were considered (see attached list).

The meeting clerk advised that 2 applications (19/10761 & 19/10779) had been mistakenly entered on List 2 for this meeting. These were dealt with at the last meeting.

Cllr C Ward commented on associated tree issues at New Milton Sand site.

(Post meeting note – for information most of the site, from the north to the tree line visible from A337, and full width including boundary trees is covered by TPO).

65. LIST OF DECISIONS

The list of decisions for periods ending 31 July and 7 August 2019 were noted (see attached list).

66. NEIGHBOURHOOD PLANNING UPDATE

The Chairman advised the following –

- a) New Forest District Council and New Forest National Park Authority had agreed that the Neighbourhood Plan met the submission material requirements of Regulation 15 of The Neighbourhood Planning (General) Regulations 2012. New Forest District Council can now proceed to publication of the Plan and Consultation.

The six-week consultation, organised by New Forest District Council, will commence on **Monday 9th September** and close on 20th October 2019. (*Post meeting note – these dates are now confirmed*). The Chairman advised an Examiner is yet to be appointed.

New Forest District Council will invite representations, notify relevant consultation bodies and send the draft neighbourhood plan to independent examination.

Any interested parties can view the Neighbourhood Plan submission document on the New Milton Neighbourhood Plan website – and any events that may be held in support of the Consultation will also be published here – as well as on the New Milton Town Council website. www.newmiltonplan.org.uk

Cllr C Ward left the meeting at 8.15pm

- b) The Neighbourhood Plan Working group had yet to meet to discuss necessary membership of the Implementation/Consultation Group.
- c) A report recently provided to members at Town Council meeting of 12 August looked at a development opportunity at the Railway Station. Discussions were taking place with New Forest District Council on the possibility of providing 10+ dwellings on land south of the line (Shipping container storage and car park, east to Station Road). This would be for starter homes or private rent, specifically for the 20-40 age group which is significantly under-represented in the town compared to the national average. Initial scoping was necessary and would need to preserve station drop off and taxi facilities.

67. HERITAGE BUILDINGS

The Chairman advised this project had been an aspiration of Cllr Mrs Schooling along with the Town Economy Steering Group and Neighbourhood Plan group. There had been an assessment of potential for Conservation Area status for Station Road north in 2014, completed by Forum Heritage Services. That had concluded that although the area was not considered suitable for a Conservation Area designation, the Town Council should write to New Forest District Council to add the following 'non-designated heritage assets' onto their local list –

- a) The station buildings including platforms and canopies on both sides;
- b) Lloyds Bank Building – 47 Station Road;
- c) Former Milton Hall

The meeting clerk had advised that a recent query raised regarding process for local listing had not yet been responded to. Log in details had been obtained for Historic England's website. The Chairman and members then suggested the following buildings in addition –

- d) Cookies Corner, as the historic post office for the town;
- e) Galleon Taxis wooden building, the first building in New Milton;
- f) The Royal Mail delivery office in Station Road;
- g) The George Centre and Coach House in Old Milton;
- h) The Wheatsheaf Inn in Old Milton.

It was then RESOLVED

That a working party be set up to instigate listing appraisal for the above locations.

The working party would include Cllr Mrs Schooling, with Alan Watson of the Residents Association and Nick Saunders from the Heritage Society being invited to assist.

68. CORRESPONDENCE

a) Allocated Sites report from New Forest District Council

This new report would be routinely reported at Planning Committee. This first report had just one site contained –

Application 16/10994 – Greenwood Place, off Gore Road – The majority of houses on this site were complete with the remaining expected to be occupied in the short term. The play area is not completed therefore not open for public use. This is not in breach of the conditions as the penultimate house on site is not yet occupied. The District Council will be inspecting the landscaping in the coming weeks for any required re-planting, and fortnightly inspections will continue to address snagging issues.

b) New Forest District Council Planning Committee

Application 19/10264 – Abbeyfield House, Herbert Road was due to be decided at the meeting 14 August. Due to a last-minute query, the item was removed and is likely to be decided at the September meeting instead.

Application 19/10618 – 41 High Ridge Crescent – this application was granted.

c) Planning Enforcement

Case EN/18/0369 – Chessel House, Fernhill Lane – breach of conditions. New Forest District Council had advised that they still have not heard back from the Planning Inspectorate on a start date for the appeal.

d) Temporary Road Closure

Notification had been received from the District Council, of Town Council's application of road closure to facilitate the Remembrance Day Parade. This was the usual route from Crossmead Avenue car park, along Ashley Road, north along Station Road, west along Whitefield Road then into the Memorial Centre access road. The closures would be between 10:45hrs and 11:45hrs on Sunday 10 November 2019.

e) Footway Reconstruction

Hampshire Highways have recently written to residents regarding Ashley Road footpath closure, between Lower Ashley Road and Melrose Court. This path resurfacing works is programmed from 27 August for 10 days but will require the road to be closed to vehicles between 09:30hrs and 16:00hrs each day. The work is weather dependant.

69. NEXT MEETING

The next meeting will be held on **Thursday 29 August 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 8.35pm.

Chairman _____ Date _____

MINUTE	ACTION POINT	BY WHOM	BY WHEN
248cii	Seek update	Meeting Clerk	01/09/2019
PP(b)	Report Speed Limit Reminder concern from resident	Meeting clerk	16/08/2019
64	NMS – advise boundary tree concern	Meeting clerk	23/08/2019
64	Request update on where replanting takes place/is conditioned for on NMS felling application	Meeting clerk	23/08/2019
67	Pursue Conservation team regarding process of local listing	Meeting clerk	23/08/2019
67	Land registry search for former Milton Hall	Meeting clerk	23/08/2019
68c	Any update on Chessel House?	Meeting clerk	20/09/2019

Distribution:

Town Councillors;
 District Councillors J L Cleary and C V Ward;
 County Councillors F Carpenter, M Kendal and K Mans;
 Press.

List of Applications for the period ending 31 July and 7 August 2019 – minute 64.

Application No: **1900527** Ward: Bashley Authority: National Park
 Applicant: Mr & Mrs Gray
 Site: Avondale, Green Lane, Ossemsley
 Proposal: Addition of car port to existing stables.
 NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1910726** Ward: Milton Authority: NFDC
 Applicant: The Motorists Centre
 Site: 79-81 Old Milton Road
 Proposal: Use of first floor as flat and roof alterations in association with new second floor; single storey rear extension.
 NMTC Comment: ACCEPTABLE (Delegated)

Application No: **1910796** Ward: Becton Authority: NFDC
 Applicant: Mr S Wyatt-Budd
 Site: 4 Mitchell Close
 Proposal: Outbuilding (Lawful development certificate for retaining an existing use).
 NMTC Comment: NO COMMENT

Application No: **1910871** Ward: Fernhill Authority: NFDC
 Applicant: Mr Flurrie
 Site: 30 Fernhill Road
 Proposal: Single storey rear extension; fenestration alterations.
 NMTC Comment: ACCEPTABLE (Non-Delegated)

Application No: **1910877** Ward: Milton Authority: NFDC
 Applicant: Mr & Mrs Thomas
 Site: 73 Gore Road
 Proposal: Use garage as living accommodation.
 NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **19/0443**

Ward Name: Fernhill

Location: Lime Tree House, 2b Kennard Road

Description Reduce 1 x Lime.

NMTC Comment: Pruning, where agreed with the relevant authority's 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: **19/0444**

Ward Name: Fernhill

Location: 4 Kennard Road

Description Reduce 1 x Beech.

NMTC Comment: Pruning, where agreed with the relevant authority's 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: **19/0448**

Ward Name: Becton

Location: New Milton Sand and Ballast, Solent Industrial Estate Caird Avenue

Description Fell 5 x Conifer.

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 relevant authority's Tree Officer for exceptional reasons.
