



Minutes of the virtual meeting of the Planning Committee of the New Milton Town Council, held on Thursday 22nd October 2020 at 6.30pm held via Zoom.

<u>Councillors:</u>	Chairman	p	S J Clarke	
	Vice Chairman	p	A Reid	
	p	K E Craze	p	D Samber
	p	S P Davies	p	D N Tungate
	p	D E Hawkins	p	H Wallis-Dowling
	p	B Murrow		

In attendance: Cllrs G R Blunden, Mrs V E Schooling and C V Ward.

Officers: Theresa Elliott: Assistant Town Clerk
Suna King: Town Development Manager

For the purposes of this meeting, members selected certain applications for presentation and further discussion, marked on the application detail below. All other applications detailed have been determined via email, as per the delegation process assigned under minute 197f (12 March 2020).

8 members of the public attended the remote meeting.

Dan Templeton, representing Aldi gave a presentation on the new application which was due for discussion. He highlighted the 3 previous reasons for refusal and the efforts to address these.

- Greater screening on eastern and southern boundaries
- £20,000 contribution towards pedestrian and cycle facilities plus provision of pedestrian island for safer crossing of Caird Avenue
- Further analysis of the sequential test and its main issue, the empty Co-Op unit.

Four plans had been provided which suggested use of the existing Co-Op building with additions, a complete rebuild on existing siting and alternative building position within the existing car park. Each showed the swept path analysis of delivery vehicle through existing access point in Stannington Close. He made the following points

- Each option left a blank frontage on Station Road as the door would be closest to parking arrangements as part of their business model
- None of the plans offered adequate retail floorspace nor parking spaces
- Suggested use of the adjacent pay and display parking was not considered reasonable
- The necessary delivery lorries movement was considered unsafe to all other car park users
- The differences between a supermarket and Aldi, being a discount food store
- HSBC unit not being available for at least 12 months, when the Caird Avenue site could be open in Spring 2021
- If this application failed on sequential test, Aldi would still not consider the empty Co-Op as suitable and may choose to consider another town.

Greg Davies representing Bradbeers made the following points

- There had been no material change since the refused application and contended that the Co-Op site, in ownership of Bradbeers was both suitable and available
- He outlined their own 4 options in plan form which was within their objection letter online, demonstrating equal floorspace to the Caird Avenue site, and suggested extending existing building or rebuilding on current siting, and rebuilding in car park
- Each of these options required use of the District Council car park adjacent Stannington Close
- Aldi provide town centre sites nationally
- Servicing safety issues could be solved by a second access point.

Members raised several issues including the need or otherwise to satisfy the sequential tests (paragraphs 86-90 of the National Planning Policy Framework), the differences in Aldi's business model compared to other food retail, the need for the development due expected new housing for the area.

Alan Watson representing the New Milton Residents Association gave results of a straw poll, resulting in 65% in favour and 29% against from 468 respondents. (further detail available online). This led the Association to strongly recommend the application in its current form.

Mrs Petherbridge spoke in favour of the application and asked members to consider the disruption to residents when this type of store is in the town centre.

Mr Masters spoke regarding application 20/10992 Land of 11 Marine Drive. He reiterated points from his objection which is available on the NFDC website.

Mr Lord spoke against tree application 20/0510 and later, on the matter of the Local List consultation, suggested householders should be required to provide reports on Biodiversity net gain for minor applications.

305. APOLOGIES

None.

306. DECLARATIONS OF INTEREST

Under agenda item 6, Cllr Murrow declared an interest in application 20/10992 (Land of 11 Marine Drive) as he is known to the partner of an objector. He therefore signed the register and took no part in the discussion or vote.

Cllr Samber stated that he runs two businesses, one already operating and one (greengrocer) soon to open in the town centre. He stated that he did not feel this precluded him from debate or vote on application 20/11029 (Land of Solent Industrial Estates).

307. PUBLIC PARTICIPATION

None.

308. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 8 October 2020 be agreed by the Chairman as a correct record.

The Minutes will be signed at next opportunity.

309. MATTERS ARISING

The meeting clerk gave the following updates -

Minute 298 – Hampshire Highways dropped kerb applications and impact on land not yet classed as a ‘Roadside Verge of Ecological Importance’. A response had been received stating that the issue was not isolated to New Milton, and Hampshire County had changed procedure to ensure that S.S.S.I. and R.V.E.I. were routinely checked as part of the applications and everyone re-briefed. They remain unable to include Town and Parish Councils in consultation not only for reasons previously given, but that consultation costs would need to be passed to applicants which they would be reluctant to do. They did however request information on potential sites as are happy to include such within their checks.

Minute 300 – Trees removed from verge by old Natwest – The agent has stated that the tree stumps are due for removal but he currently does not have a timescale on this, albeit expected reasonably soon. This will be provided to the Committee once available.

All other action points had been completed to the timescales given.

310. LIST OF APPLICATIONS

The list of applications for the period ending 7 and 14 October 2020 were considered (see attached list).

Cllrs Blunden and Mrs Schooling plus Suna King left the meeting at the conclusion of application 20/11029, approximately 7.50pm.

311. LIST OF DECISIONS

The list of decisions for periods ending 7 and 14 October 2020 were noted (see attached list).

312. LOCAL PLANNING APPLICATION REQUIREMENTS

The meeting clerk referred to her report Appendix 1, plus New Forest District Council supplementary information marked as Appendices A-E, previously supplied to members, and made public via the website.

The Chairman went out of session at 8.00pm to hear a suggestion from a member of the public. He returned to session 8.03pm.

Members were content with the recommendation from the officer report with one addition, as noted below.

It was then RESOLVED that the following be sent in response –

From within Appendix C – We wholeheartedly agree that householder applications submit a Biodiversity Net Gain report. We suggest this should be for minor applications also, applicable when the extension is equal to or greater than 30% of total existing floorspace.

From within Appendix D.

Items 6 - Renewable and Low Carbon Statement and 11 – Environmental Impact Assessment.

We suggest that the Council consider requiring these for Householder applications, as they would for Minor housing developments. Our reasoning is that some individual householder application suggests such substantial change that a dwelling is almost being rebuilt. This makes the two development types quite in common.

Item 29 Telecommunication Statement should read ‘YES’ in the Telecom application column.

We wholeheartedly agree that householder applications should submit a biodiversity survey and report, and that Design and Access statements are required across all types of application as above.

313. CORRESPONDENCE

a) CIL Neighbourhood Proportion

New Forest District Council have recently notified the amounts below.

Planning Ref	Site	Development	Demand Notice Amount	Amount Due 20/21	Amount Due 21/22	Amount Received 20/21	Amount Transferred
19/11409	Rockdene, 42 Lymington Road	Amended to allow rear extensions and rooms in loft space.	£5,379.97	£2,689.99	£2,689.99	£2,689.99	£2,689.99
19/10445	1 Barton Lane	2 chalet bungalows	£2,142.83	£1,071.42	£1,071.42	£1,071.42	£1,071.42
18/11042	30 Barton Drive	2 detached bungalows	£1,535.91	£-	£-	£1,535.91	£1,535.91
20/10101	30 Barton Drive	Variation to allow dormer and relocation of front door on unit 1	£20.97	£20.97	£-	£20.97	£20.97

b) Planning Enforcement Issues

3 Fawcett Road – outbuilding – this had been notified by a resident via Cllr Hawkins and will be investigated under case number EN/20/0360.

c) Traffic Signal Works at Ashley Road/Lower Ashley Road junction (Post meeting note, received 23 October)

Hampshire County Council have notified that the existing traffic signal equipment is being replaced due age and condition. A new pedestrian crossing with push buttons and green/red signal will be installed on northbound near to the Baptist Church. A new control system for traffic is being installed to improve operation of the traffic signals. Works will commence 26 October and be for approximately 6

weeks. Temporary signals will operate during this time with various lane closure and pedestrian management when required by certain tasks.

314. NEXT MEETING

The next virtual meeting will be held on 5 November 2020 via Zoom. Members of the public can join the meeting by emailing info@newmiltontowncouncil.gov.uk no later than 24 hours before the meeting begins.

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 8.15pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
300	Get timescale of stump grinding	Meeting clerk	05/11/2020
312	Respond to consultation	Meeting clerk	28/10/2020

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 7 and 14 October 2020 – minute 310

Application No: **2010926** Ward: Barton Authority: NFDC
Applicant: Mr Burrows
Site: 32 Keyworth Avenue
Proposal: Carport and cover around existing garage.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2010965** Ward: Becton Authority: NFDC
Applicant: Mr and Mrs Flyn
Site: 87 High Ridge Crescent
Proposal: Double storey extension to side and rear.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2010970** Ward: Becton Authority: NFDC
Applicant: Mr Allan
Site: Land of 45 High Ridge Crescent
Proposal: Proposed new dwelling to side of existing dwelling; garage side extension to existing dwelling.
NMTC Comment: OBJECT (Delegated)
(1) Contemporary design considered out of character therefore contrary to Neighbourhood Plan policy NM3 Design Quality.
(2) Lack of parking so contrary to New Forest District Council Car Parking Standards SPD
(3) Loss of trees which although are not TPO's, bring great amenity to the locality.
(4) Back-land development
(5) Cramped and contrived.

Application No: **2010992** Ward: Barton Authority: NFDC
Applicant: Mr Simmonds
Site: Land of 11 Marine Drive
Proposal: Chalet style dwelling, detached garage, bin and cycle store.
NMTC Comment: OBJECT (Delegated)
(1) Contrary to New Forest District Council Local Plan Policy 30 (saved policy DM6) regarding Coastal Change Management Areas. Previous applications 17/11211 and 18/10317 have been refused when subdivision was of the host building. With this application being subdivision of the land, a refusal on this basis seems more than justified.
(2) Lack of information on drainage in this soakaway restricted area (saved policy DM7)
(3) Poor design therefore contrary to New Milton Neighbourhood Plan policy NM3 (Design Quality).

Application No: **2010996** Ward: Becton Authority: NFDC
Applicant: Mr Collins
Site: 30 High Ridge Crescent
Proposal: Single storey rear extension; new timber framed/clad garage.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011011** Ward: Barton Authority: NFDC
Applicant: Mr and Mrs Rodgers
Site: Sea Breeze, 2 Cliffe Road
Proposal: Two storey side extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011016** Ward: Bashley Authority: NFDC
Applicant: Mr Hunt
Site: 43 Hazelwood Avenue
Proposal: Single storey rear extension; single storey garden store and utility to side of bungalow (Retrospective).
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011017** Ward: Barton Authority: NFDC
Applicant: Mr Mozumder
Site: 35 Marine Drive East
Proposal: Existing two storey detached house to receive new second floor level loft conversion accommodating master bedroom, to include raising roof and internal alterations to first floor to allow access.
NMTC Comment: ACCEPTABLE (Delegated) subject to the second storey rear window being obscure glazed to reduce potential for overlooking 5 Mariners Reach.

Application No: **2011029** Ward: Becton Authority: NFDC
Applicant: Mr McCandless - ALDI Stores Ltd
Site: Land at Solent Industrial Estates, Caird Avenue
Proposal: Erection of Class E food store (1862sqm gross) with associated access, car parking and landscaping.
NMTC Comment: ACCEPTABLE (Non-Delegated) subject to the ecological enhancement suggestions made by Mr B Lord online, and adequate management plan.

Application No: **2011036** Ward: Milton Authority: NFDC
 Applicant: Mr Brenland
 Site: 67 Gore Road
 Proposal: Single storey rear extension.
 NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **20/0510**
 Ward Name: Milton
 Location: Little Oaks, 7 Spencer Road
 Description 2 x Oak - fell. 1 x Beech - fell.
 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. We strongly support the Officer in this case.

We request that any felling, in whole or in part be left as habitat pole.

Application Number: **20/0512**
 Ward Name: Milton
 Location: 19 Aspen Place
 Description 4 x Pine - reduce.
 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: **20/0513**
 Ward Name: Bashley
 Location: 14 Badgers Copse
 Description 2 x Oak - reduce.
 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: **20/0528**
 Ward Name: Fernhill
 Location: 3-5 Forest Oak Drive
 Description 5 x Oak - reduce.
 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: **20/0535**

Ward Name: Fernhill

Location: 16 Little Barrs Drive

Description 1 x Oak - reduce.

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: **20/0541**

Ward Name: Fernhill

Location: 18 Earlswood Park

Description 2 x Oak - reduce.

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.
