



Minutes of the virtual meeting of the Planning Committee of the New Milton Town Council, held on Thursday 19th November 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:

Officer: Theresa Elliott: Assistant Town Clerk

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).

2 members of the public attended the remote meeting.

Application 20/11184 – Alan Watson representing the New Milton Residents Association expressed empathy for the neighbour to the north of Creek House, highlighting his reasons for objecting to the application. The Residents Association therefore also objected for the same reasons.

325. APOLOGIES

None.

326. DECLARATIONS OF INTEREST

No necessary declarations however in the interests of transparency, please see minute 332a below regarding a recent remote meeting with developers AJC Homes.

327. PUBLIC PARTICIPATION

None.

328. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 5 November 2020 be agreed by the Chairman as a correct record.

The Minutes will be signed at next opportunity.

329. MATTERS ARISING

The meeting clerk advised that on minute 300 – The need for stump grinding on Natwest land - Contact had been made with the agent recently but a timescale was still awaited. The meeting clerk would be back in contact with the agent in time for the next committee meeting, in the hope of clear information.

Minute 323c – Signage at the old Glendalyn site (Cinnamon Care). Planning Enforcement team advise that the adverts total 47 sqm. Developers are permitted to display a maximum of 38sqm without consent but they must give the local authority 14 days' notice. This has not been done but as they are expected to be temporary signs, no action would usually be taken. However, there is another condition which stipulates the adverts 'must not endanger persons using any highway.....'. Although this is not expected to be the case, as a formality the officer has contacted Hampshire Highways for their stance. An update will be given in due course. There had been no update to the fencing and vegetation query at the same site.

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

330. LIST OF APPLICATIONS

The list of applications for the period ending 4 and 11 November 2020 were considered (see attached list).

During the debate on application 20/11184 (Creek House) Cllr Wallis-Dowling stated that there was a case for looking at Community Land Trusts via the Neighbourhood Plan as an alternative to private development.

331. LIST OF DECISIONS

The list of decisions for periods ending 4 and 11 November 2020 were noted (see attached list).

332. CORRESPONDENCE

a) Meeting with AJC Homes regarding potential Becton housing sites

On Friday 13 November, the Chairman, Deputy Chair, both Becton members Hawkins and Murrow plus the meeting clerk had a remote meeting with Ziyad Thomas, recently appointed in house Planning Manager. Unfortunately, neither company Directors Mark Adams nor David Cracklen were present as intended. AJC is the affordable housing element of AJ Developments, based in Poole. They work with housing associations to identify sites and gain permission for schemes, having recently been successful in Westbourne (19 units) and Okeford Fitzpatrick (27 units) with a scheme pending in Hazelbury Bryan (21 units).

Two sites in New Milton were suggested, neither being in the Local Plan nor Neighbourhood Plan. The approach has been made to the Town Council following discussions with Javed Ditta, Housing Officer at the District Council. Preliminary plans of the schemes below are available from the meeting clerk –

i) Spring Lane - Green Belt, no pre-application advice (see Hare Lane). Intention to apply for Outline permission with all matters reserved. Comprised of 10 x 3 bed and 6 x 2 bed, 5 of which being market housing to enable grant funding, gaining a housing association partner for the rest. Market housing will also raise funds for council owned ransom strip (not NMTC) near the access. Access point from Glen Spey. Their recently contracted Transport Statement has demonstrated the access is safe with adequate visibility splays. Tenure split likely 70% affordable rent and 30% shared ownership. If Outline permission is received, the reserved matters application will deal with other aspects including drainage and ecology, with the land directly south being a S.I.N.C.

Members questioned the need for the market housing as would prefer to see 100% affordable, the high density and suggested potential play equipment on site due to the distance to Ashley Recreation Ground. Mr Thomas agreed to relay these matters to AJC Homes.

ii) Hare Lane - A pre-application discussion was had whereby District Council advised the Town Council support was required to bring forward rural exception sites. This site had received a recent refusal for 21 units.(Application 20/10074) AJC Homes were currently working on the tenure split since dropping unit level to 17 to enable a better spatial layout. Greater space likely to be on southern end of site to lead into Green Belt/S.I.N.C.

Members voiced concerns about impact on character and use of the rural lane which was not suitable for higher levels of traffic and wanted the site to remain undeveloped.

The Chairman agreed with Mr Thomas that they are interested in speaking to developers on affordable housing provision, and that town centre provision would be of particular interest.

b) New Forest District Council Local Checklist for applications

Following the recent consultation (Minute 312 – 22 October 2020) and received comments, the District Council have adopted the changes and have been implemented immediately. The full documents can be read on their web page <https://newforest.gov.uk/article/1192/Local-checklists-for-planning-applications>

There will be remote training available in the next few weeks. Details will be forwarded when available.

c) Planning Enforcement

Illuminated sign at the Off Licence, 5 Old Milton Green Parade – the District Council have advised there is no breach and the file is now closed.

d) Tree Team Coverage

New Forest District Council have recently lost one member of the team to another authority, thereby leaving just one person covering the area for New Milton. The recruitment process is currently underway.

e) Brockhills Lane Housing Site

The Chairman advised that the above site, proposed for 166 houses within the Local Plan, had recently been briefed on at the District Council. Questions regarding nearby traffic issues and pedestrian access were raised and need to be addressed in any forthcoming application.

f) Permitted Development

The Chairman advised that New Forest District Council had also briefed on the changes made on 31 August 2020 that allowed upward extensions amongst other changes. The District Council will be holding a training session for Town and Parish Councillors in due course.

333. NEXT MEETING

The next virtual meeting will be held on 3 December 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 7.08pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
300	Get timescale of stump grinding	Meeting clerk	17/12/2020
323c	Update regarding fencing and vegetation	Meeting clerk	03/12/2020
330	App 20/11184 – query to Building Control	Meeting clerk	03/12/2020
332f	When is training? Summarise for general use	Meeting Clerk	ongoing

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 4 and 11 November 2020 – minute 330.

Application No: **2011033** Ward: Milton Authority: NFDC
Applicant: Mr & Mrs Haigh
Site: 70 Osborne Road
Proposal: Rear gable extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011128** Ward: Barton Authority: NFDC
Applicant: Mr & Mrs Higgins
Site: Rafters, 9 Dilly Lane
Proposal: Two storey rear extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011142** Ward: Milton Authority: NFDC
Applicant: Mr & Mrs Hitchens
Site: 19 Warwick Avenue
Proposal: Ground and first floor extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011146** Ward: Fernhill Authority: NFDC
Applicant: Mr State & Mrs Hoskins
Site: Woodcroft, Brockhills Lane
Proposal: Single-storey rear extension; single-storey front porch extension; roof extension & dormer additions in association with new second floor; outbuilding.
NMTC Comment: OBJECT (Delegated) due to the potential impact on protected trees.

Application No: **2011156** Ward: Milton Authority: NFDC
Applicant: Mr Sugden and Mrs Herridge
Site: 6 Dawkins Way
Proposal: Rear / Side extension with attached garage; roof extension to form first floor; remove detached garage; remove chimney
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011158** Ward: Milton Authority: NFDC
Applicant: Mr Janjua
Site: Rockdene, 42 Lymington Road

Proposal: Variation of condition 2 & 8 of planning permission 19/11409 to allow amended roof light detail for plots 1&2

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011160** Ward: Becton Authority: NFDC
Applicant: Mr Boyle
Site: 6 Silverdale

Proposal: Single storey rear extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011161** Ward: Becton Authority: NFDC
Applicant: Tim Davis - NFDC
Site: The Old Bakery, 2 Ashley Common Road

Proposal: Change of use/material change of a section of NFDC owned open spaces to widen an existing vehicle driveway.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011164** Ward: Bashley Authority: NFDC
Applicant: Ms C Coller
Site: 38 Beechwood Avenue

Proposal: Remove existing conservatory; construction of single-storey rear extension to bungalow.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011178** Ward: Barton Authority: NFDC
Applicant: Mr and Mrs Johnston
Site: 24 Cliffe Road

Proposal: Single-storey rear extension; fenestration alterations; cladding

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011184** Ward: Becton Authority: NFDC
 Applicant: Mr R Potts
 Site: Creek House, Barton Common Road

Proposal: Variation of Condition 2 of Planning Permission 16/11428 to allow the replacement of approved plans to allow hardstanding, layout, fenestration and material alterations to reflect the 'as built' development.

NMTC Comment: OBJECT (Non-Delegated)
 (1) due to the negative amenity impact on neighbour to the north.
 (2) Retrospective nature of the application.

Application Number: **20/0622**

Ward Name: Milton

Location: 6 York Avenue

Description Oak (T3) - Reduce lateral branches towards house (East side) and adjacent Oak (South side) by 1.5m.

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: **20/0624**

Ward Name: Becton

Location: 2 Hermitage Close

Description Oak x 3 - Reduce lateral branches over garden (East to South side) by up to 2.5m.

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.