



Minutes of the virtual meeting of the Planning Committee of the New Milton Town Council, held on Thursday 3<sup>rd</sup> December 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).***

4 members of the public attended the remote meeting.

Mr Wootton of Barrs Wood Avenue had been in touch with Cllr Wallis-Dowling as had another resident, regarding the amount of domestic hedgerow that was being replaced with closed board fencing. The development at Mornington Court (ex-Gendalyn) had extended the loss of rural character travelling north to south on Fernhill Lane. This change was now being replicated by householders in Barrs Avenue and Barrs Wood Road.

Mr Lord raised the lack of environmental improvements that could have been made as part of applications 20/11177, 20/11207 and 20/11236 and were therefore contrary to Neighbourhood Plan policy NM4 (Design Quality).

#### 334. APOLOGIES

None.

#### 335. DECLARATIONS OF INTEREST

Cllr Craze declared an issue of bias and predetermination with application 20/11231 (not presented at the meeting) as he had been part of extensive negotiations to facilitate development, with the company head office and the Chair of Westcliffe building trustees over a three year period.

**336. PUBLIC PARTICIPATION**

In response to Mr Wootton, the Chairman and meeting clerk stated that

- a) Domestic hedges cannot be protected, by TPO or the Hedgerow Regulations as these related to trees and field boundaries respectively.
- b) The works had been conducted outside of bird nesting season.
- c) Had an application for fencing been made in the routine manner, the committee would have been at liberty to state the hedge replacement would be out of character. This is possible through the 2010 adoption of the New Milton Local Distinctiveness Study.
- d) The fencing issue at a household in Barrs Wood Road had now been put in the hands of New Forest District Council, being the planning authority with legal remit.

The Chairman and committee empathised with Mr Wootton and expect to see a retrospective application for fencing at the address in the near future. The fencing at Mornington Court had already been reported by the meeting clerk on 1<sup>st</sup> October 2020. See below correspondence item and action points. With Mr Watson's agreement, the Chairman stated that an item would be added to FOCUS magazine to highlight the need for planning permission for fences adjacent the highway (which includes public footpath).

**337. MINUTES**

It was **RESOLVED:**

**That the minutes of the meeting held on 19 November 2020 be agreed by the Chairman as a correct record.**

The Minutes will be signed at next opportunity.

**338. MATTERS ARISING**

The meeting clerk advised that on minute 300 – The need for stump grinding on Natwest land - the agent has advised a site meeting is currently being conducted and an update would be forthcoming soon.

Minute 323c – Fencing and vegetation on Fernhill Lane boundary of Mornington Court – Although an online form was created for Planning Enforcement on 1<sup>st</sup> October and email acknowledgement received, a case has not been assigned. The Planning team have had the email acknowledgement reference provided to track why this happened, and meeting clerk has repeated the reporting process.

Minute 330 – Building control query re application 20/11184 – Creek House – New Forest District Council state that the applicant employed a private building control service, which they are at liberty to do. Therefore, the District Council were not responsible for inspections on this site. The Chairman and Committee requested that the process taken is looked into as they were concerned about duty of care to existing residents nearby.

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

**339. LIST OF APPLICATIONS**

The list of applications for the period ending 18 and 25 November 2020 were considered (see attached list).

340. LIST OF DECISIONS

The list of decisions for periods ending 18 and 25 November 2020 were noted (see attached list).

341. CORRESPONDENCEa) Planning Appeal Hearing

A virtual appeal hearing will be taking place to determine application 20/00434, agricultural occupancy condition removal at Paddock View on Bashley Road. The hearing will take place at 10am on 16 December via MS Teams. Anyone wishing to take part should contact Natalie Walter on email [Natalie.walter@newforestnpa.gov.uk](mailto:Natalie.walter@newforestnpa.gov.uk)

b) Public Exhibition – Homes proposed for Brockhills Lane

Developers Pennyfarthing have consulted members by email on 27 November, regarding a remote consultation event open to the public. It is being held via Zoom, on Thursday 10 December between 5.30pm and 7pm. The link can be found on their website [www.brockhillslane.co.uk](http://www.brockhillslane.co.uk) nearer the time.

The scheme due for presentation covers 165 homes of varying types to suit first time buyers, families and those downsizing. The area is considered Strategic Site 10 within the New Forest Local Plan 2016-2036 to provide 'at least 130 homes'.

c) Definitive Map Modification Order 2019

A track which links Farm Lane North with Chestnut Avenue is now subject to exchange of statements from 1<sup>st</sup> to 15<sup>th</sup> December which can be viewed via Hampshire County Council officer [Jennifer.holden-warren@hants.gov.uk](mailto:Jennifer.holden-warren@hants.gov.uk) or by calling 01962 846981. By 26 January 2021 anyone wishing to make further representation must do so as by 9 March these need to be made available to everyone involved by the Secretary of State.

d) AJC Homes – Spring Lane

Mr Thomas from AJC Homes sent plans through to ward members on 2<sup>nd</sup> December for perusal. The meeting clerk stated that the application, now received, has been listed for discussion at the 17<sup>th</sup> December meeting. Mr Thomas has been informed.

e) New Forest District Council Biodiversity Net Gain – Call for Projects

The District Council is inviting landowners and interested parties to put forward proposals for projects that will enhance local biodiversity and improve condition of the River Avon and water quality in the Solent and Southampton Water.

Expressions of interest should be forwarded to [policyandplans@nfdc.gov.uk](mailto:policyandplans@nfdc.gov.uk) by Tuesday 5 January 2021.

Officers are meeting to discuss this next week, and there will be input from both Chairman and Deputy Chair of Amenities, before the list of projects returns to Planning Committee on 17 December.

342. NEXT MEETING

The next virtual meeting will be held on 17 December 2020 via Zoom. Members of the public can join the meeting by emailing [info@newmiltontowncouncil.gov.uk](mailto: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 7.32pm.

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

Minute	Task	By whom	By when
300	Get timescale of stump grinding	Meeting clerk	17/12/2020
323c	Report for second time	Meeting clerk	17/12/2020
330	Further information required	Meeting clerk	ongoing
332f	When is training? Summarise for general use	Meeting Clerk	ongoing
336	Investigate apps for 19 and 25 Barrs Avenue, reporting where necessary.	Meeting clerk	17/12/2020
341e	Amenities input prior to Planning on 17th	Meeting clerk	17/12/2020

**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 19 and 25 November 2020 – minute 339.

Application No: **2000699**      Ward: Bashley      Authority: National Park  
 Applicant: Mr A Gosheron  
 Site:      Cotswold, Bashley Road  
 Proposal:      Outbuilding, demolition of existing.  
 NMTC Comment:      ACCEPTABLE (Delegated)

Application No: **2011177**      Ward: Barton      Authority: NFDC  
 Applicant: Mr C Davis  
 Site:      Chalfont House, 10 Marine Drive  
 Proposal:      Demolition of existing property and construction of replacement dwelling.  
 NMTC Comment:      OBJECT (Delegated)  
 (1) The application is contrary to New Milton Neighbourhood Plan policy NM4 (Design Quality) as it makes no effort to address climate change in its layout or design.  
 (2) It is also contrary to New Forest Local Plan policies DM6 (Coastal Change Management) as will likely intensify use of the site, and DM7 (soakaways).

Application No: **2011207**      Ward: Barton      Authority: NFDC  
 Applicant: Bespoke Flair Ltd  
 Site:      91 Barton Court Avenue  
 Proposal:      Single storey rear extension; single storey side extension; front porch; rear skylight.  
 NMTC Comment:      ACCEPTABLE (Delegated)  
 subject to adherence to New Milton Neighbourhood Plan policy NM4 (Design Quality) in respect of the need to address climate change within the planning.

Application No: **2011219**      Ward: Becton      Authority: NFDC  
 Applicant: Mr J Rees  
 Site:      Land of 1 Duncan Road  
 Proposal:      Detached bungalow, associated parking.  
 NMTC Comment:      OBJECT (Delegated)  
 (1) The spatial setting with narrow plot width is out of character, contrary to the Local Distinctiveness Study section on Rhythms and Patterns (page 45).  
 (2) The front bay area does not respect the set back important to character in this area, as defined in the Local Distinctiveness Study (page 44).  
 (3) There is a lack of effort to address climate change issues, therefore contrary to New Milton Neighbourhood Plan policy NM4 (Design Quality).

Application No: **2011231**      Ward: Barton      Authority: NFDC  
Applicant: Pegasus Planning Group  
Site: Co-Op, Westcliffe Buildings, Sea Road

Proposal: Display 2 internally illuminated fascia signs; 1 non illuminated fascia sign; 1 internally illuminated hanging sign; vinyls.

NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **2011236**      Ward: Becton      Authority: NFDC  
Applicant: Mr and Mrs Alder  
Site: 55 High Ridge Crescent

Proposal: Demolition of existing garage; two storey side and single storey rear extensions.

NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **2011246**      Ward: Barton      Authority: NFDC  
Applicant: Mr D Gannon  
Site: 18 White Knights

Proposal: Removal of condition 3 of permission 12/98372 to remove need for Level 3 of Code for Sustainable Homes.

NMTC Comment: NO COMMENT  
Members left for NFDC professional appraisal

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Application Number: **20/0630**

Ward Name: Milton

Location: The Rectory, Church Lane

Description Poplar x 1 - reduce. (Conservation Area app, not TPO)

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.

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Application Number: **20/0638**

Ward Name: Bashley

Location: 24 Hazelwood Avenue

Description Ash x 1 - remove overhanging branch.

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.

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Application Number: **20/0642**

Ward Name: Milton

Location: 88 Osborne Road

Description Oak x 1 - prune.

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.

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Application Number: **20/0652**

Ward Name: Fernhill

Location: 1 Forest Oak Drive

Description Oak x 1 - 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.

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