



Minutes of the virtual meeting of the Planning Committee of the New Milton Town Council, held on Thursday 17th 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:	Cllrs G R Blunden, M Craze and C V Ward.			
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).

23 members of the public attended the remote meeting.

Application No. 20/11189 – 4 people spoke against this application, including Mr Hull from Bob Hull Planning and Mr Jackson representing New Milton Residents Association. One person spoke for the application, being representative of applicants AJC Homes.

Mr Lord referred to the report publicised on Biodiversity Net Gain, agenda item 8. He stated the Town Council could rethink cutting frequencies to verges and open spaces to allow wildlife corridors, beneficial to native species and upgrade existing links by working with private landowners. He also noted a number of verge side trees had been lost and should be replanted.

343. APOLOGIES

None.

344. DECLARATIONS OF INTEREST

The Chairman highlighted that ward members Hawkins and Murrow, Cllr Reid and he along with the meeting clerk had met remotely with Ziyad Thomas of AJC Homes on 13 November to discuss 2 sites for affordable housing, one of which was Spring Lane (20/11189). Concerns had been expressed at that meeting, particularly that the site was not 100% affordable housing.

Post meeting note – Developers have an obligation through the National Planning Policy Framework to engage with communities, particularly local town and parish councils, before submitting applications for housing sites.

Cllr Wallis-Dowling advised that she had no declaration to make on tree application 20/0664, 61 Brook Avenue North. She stated although living in the same road, cannot see this property from her house.

345. PUBLIC PARTICIPATION

In response to Mr Lord, Cllr Blunden in his role as Amenities Chairman stated that some of the issues raised were discussed at the last Amenities meeting. He clarified that roadside verges were the remit of the Highways Authority, and that the Town Council will be working with Hampshire County Council to identify lost verge-side trees for replanting.

346. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 3 December 2020 be agreed by the Chairman as a correct record.

The Minutes will be signed at next opportunity.

347. MATTERS ARISING

The meeting clerk advised that on minute 300 – The need for stump grinding on Natwest land - No update had been forthcoming despite several messages being left with the building agent.

Minute 323c – Fencing and vegetation on Fernhill Lane boundary of Mornington Court – Case has now been acknowledged and the original Planning Officer is due to assess if a breach has occurred. The application number was 18/10937.

Minute 330 – Building control query re application 20/11184 – Creek House – The Code of Conduct for Approved Building Inspectors has been identified. Members will be advised once the next steps are clear.

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

348. LIST OF APPLICATIONS

The list of applications for the period ending 2 and 9 December 2020 were considered (see attached list).

349. LIST OF DECISIONS

The list of decisions for periods ending 2 and 9 December 2020 were noted (see attached list).

350. NFDC BIODIVERSITY NET GAIN – CALL FOR PROJECTS

Members of the public can take part in the consultation via this link

<https://www.newforest.gov.uk/article/1779/Call-for-Projects-Biodiversity-Net-Gain-and-Nutrient-Mitigation>

Through national policy and highlighted in the Local Plan, developers of ‘major’ sites are obliged to have minimum 10% biodiversity net gain demonstrated in planning applications. DEFRA provide a tool to make necessary calculations so the measures can be quantified. This is in addition to any mitigation due from loss of species, habitats etc. The developer is expected to provide the 10% gain

on the specific site, but NFDC are aware that this is not always possible so are calling for other landowners to accommodate projects, with the ability to claim from Section 106 monies to fund them. The aim is to create a list of local sites which can be called upon should the need arise.

Once details of the Environment Act are known, NFDC will finalise the project steps, consider the sites offered and then contact relevant successful landowners. The table below shows suggestions of Town Council land in our current or anticipated management. NFDC hope to consider the offered sites in February/March of 2021.

The potential sites have been subject of recent discussion with officers including the Town Clerk, and members Cllrs Blunden and Hawkins in their roles as Chair and Vice-Chair of the Amenities Committee.

The sites in Higher Level Stewardship were considered, but as each still have around 3 years left to run and likely to have a similar arrangement afterwards, it was preferable to only name the sites as proof of connectivity, and therefore bolster selection of the new sites.

Each site will have its own special qualities and issues to be addressed that will be evident following the necessary professional surveys; currently we do not have such surveys. It is in the authority interest to have these conducted regardless of success with this call for projects. This falls under the umbrella of the Town Council's Environmental Sustainability and Climate Change Action Plan, and specifically links with the projects named in the appendix available.

Cllr Blunden added that the services of New Forest Land Advice Service will be engaged to appraise, survey and set an action plan to protect and enhance each site.

It was then RESOLVED that

The sites listed on the appendix are offered and that professional surveys are instructed, which will in turn inform enhancements required.

351. CORRESPONDENCE

a) Applications received prior to the next meeting

Any applications received that are due to expire before the next meeting date (14 January 2021) will be summarised and sent to relevant Ward members and the Chairman, with a deadline date for approval or amendment. As with previous need to delegate to Ward members, the Chairman will cast a vote should it become necessary. Any application dealt with in this way will be added to the 14 January 2021 meeting paperwork for transparency.

b) Public Exhibition – Homes proposed for Brockhills Lane

The webinar took place on 10 December as advertised and was attended by approximately 90 people. The recording of the session is now publicly available on the developer's website www.brockhillslane.co.uk. The developer hopes to make a formal application to New Forest District Council in the Spring of 2021 and once this is validated, the Town Council will be able to advise which meeting date this committee will be forming its recommendation. This information has recently been added to the Town Council website.

c)

d) Planning Enforcement

Wootton Hall - A report has been made that outbuildings under application 20/00274 have not been constructed in accordance with plans. Case reference QU/20/0232.

19 Barrs Avenue – boundary fencing as discussed at meeting 3 December - reference EN/20/0419.

25 Barrs Avenue - boundary fencing as discussed at meeting 3 December - reference EN/20/0418.

e) Meeting of 28 January 2020

The Chairman questioned whether the meeting would be quorate (minimum of 3) as there was need for some dual-hatted members to attend a District Council meeting to discuss Health and Leisure Centres. Cllr Reid advised he would attend this Planning Committee to act as Chair, as Cllr Clarke would need to be at the District Council meeting. It became clear that the meeting would be quorate.

f) Planning Officer Briefing Notes

Notification has been received that Planning Officer Parish briefing notes will no longer contain information that may be considered leading, but focus on Planning policies relevant and identification of issues for the development. Officers continue to visit sites and view from neighbours' gardens where able.

g) Operation Resilience (*Post meeting note*)

After the meeting notification had been received of works due in Kings Road, Ashley, starting on 4 January 2021.

Drainage improvement works will take place between Ashley Road and Belmont Road junctions, meaning traffic light controls will be necessary between 9.30 and 4pm daily. The works are expected to take 5 days.

h) Potholes in Osborne Road

Cllr Hawkins raised an issue regarding the poor state of the roadway and in particular a large pothole that had formed outside number 46.

i) Damaged verge outside Creek House

Cllr Murrows complained about the state of both north and south side verges to the road outside Creek House, Barton Common Road. Work vans and vehicles associated with the development were considered to have caused the issue.

352. NEXT MEETING

The next virtual meeting will be held on 14 January 2021 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 8.03pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
300	Get timescale of stump grinding	Meeting clerk	ongoing
345	Comments to E&F Manager	Meeting clerk	21/12/2020
350	Call for sites applications to be made	Meeting clerk	05/01/2020
351g	Report to HCC	Meeting clerk	31/12/2020
351h	Report verge damage to Planning officer if necessary.(NMTC on watching brief)	Meeting clerk	21/12/2020

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 2 and 9 December 2020 – minute 348.

Application No: **2011189** Ward: Becton Authority: NFDC
Applicant: AJC Homes
Site: Land south east of Spring Lane

Proposal: Development of 16 dwellings with associated parking (OUTLINE application with all matters reserved).

NMTC Comment: OBJECT (Delegated)

(1) With the current tenure mix the Town Council do not support the principle, therefore contrary to Local Plan policy 20 on Rural Housing Exception Sites and in support of NFDC Environmental Design team comments.

(2) Great concerns regarding ecology impact, in support of NFDC Ecologist.

(3) Great concerns on traffic impact and lack of parking, in lieu of comments from Hampshire Highways team.

(4) Potential flood risks and lack of surface water discharge information.

(5) Contrary to Neighbourhood Plan policy NM4 Design Quality, due to impact on local character and failure to address climate change issues.

(6) In support of NFDC Environmental Health Contaminated Land comments.

(7) Sets a precedent.

Application No: **2011228** Ward: Fernhill Authority: NFDC
Applicant: Mrs N Davies
Site: 79 Manor Road

Proposal: Single storey extension to each side, demolish garage, single storey rear extension, front boundary wall and landscaping, detached garage.

NMTC Comment: OBJECT (Delegated)

(1) Contrary to Local Distinctiveness Study and Neighbourhood Plan policy NM4 Design Quality as the 1.8m high wall pillars, fencing and gates on the front boundary are oppressive and out of character.

(2) Concern regarding risk of frequent pruning to protected tree T1 Oak, as the canopy is much larger than shown on the plans.

Application No: **2011232** Ward: Milton Authority: NFDC
Applicant: Mr J Bates
Site: 5 Fawcett Road

Proposal: Outbuilding (retrospective).

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011243** Ward: Milton Authority: NFDC
Applicant: S Martin and K Traylor
Site: Charnwood, 6 Lymington Road

Proposal: Rear extension and internal modifications.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011248** Ward: Milton Authority: NFDC
Applicant: Mr D Hughs
Site: 7 York Place
Proposal: Single storey extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011270** Ward: Milton Authority: NFDC
Applicant: Mr M Knight
Site: 9 Lyon Avenue
Proposal: Single storey flat roof extension to rear.
NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011338** Ward: Becton Authority: NFDC
Applicant: Mr and Mrs Snelgar
Site: 9 Lower Ashley Road
Proposal: Single storey side and rear extension.
NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **20/0654**
Ward Name: Milton
Location: Yeomans Lodge, 10 Ashley Road
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.

Application Number: **20/0665**
Ward Name: Fernhill
Location: 16 Thetchers Close
Description: Oak x 4 - reduce. Ash 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.

Application Number: **20/0659**

Ward Name: Barton

Location: Kingfishers, The Meadows

Description Beech 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.

Application Number: **20/0660**

Ward Name: Fernhill

Location: 14 Forest Oak Drive

Description Oak x 1 - reduce.

NMTC Comment:

THIS TREE IS ON TOWN COUNCIL LAND. PLEASE REFER TO EMAIL SENT 11/12/20 REGARDING APPLICANTS OBLIGATIONS.

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: **20/0664**

Ward Name: Fernhill

Location: 61 Brook Avenue North

Description Silver Birch x 1 - 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.

Application Number: **20/0677**

Ward Name: Bashley

Location: 14 Badgers Copse

Description Oak x 1 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.
