



Minutes of the virtual meeting of the Planning Committee of the New Milton Town Council, held on Thursday 28 January 2021 at 6.30pm held via Zoom.

<u>Councillors:</u>	Chairman	p	S J Clarke
	Vice Chairman	p	A Reid
	K E Craze	p	D Samber
	p S P Davies		D N Tungate
	p D E Hawkins	p	H Wallis-Dowling
	p B Murrow		
In attendance:	G R Blunden		
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 20/11446 – Mr Lord stated his concern on lack of work towards policy NM4 on site and particularly regarding loss of the roadside verge to access the site.

Application 20/11459 – Mr Lord noted the likely need for bat boxes, solar panels and other measures to become conversant with policy NM4 positively address the issue of climate change.

363. APOLOGIES

Cllr Craze had tendered his apologies.

364. DECLARATIONS OF INTEREST

Cllr Wallis-Dowling stated that in relation to application 20/11410 she was a resident of Brook Avenue North but did not know the applicants and could not clearly see the site from her property. She therefore took part in the debate and vote.

365. PUBLIC PARTICIPATION

None.

366. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 14 January 2021 be agreed by the Chairman as a correct record.

The Minutes will be signed at next opportunity.

367. MATTERS ARISING

The officer gave the following updates –

Natwest land - The meeting clerk spoke to the land agent on 19 January, who stated that a team were due on site in the next week or so. He had requested stump grinding take place and that turfing, re-seeding or some other low level ground treatment takes place.

Glendalyn/Mornington Court – additional fencing erected and verge side vegetation stripped along Fernhill Lane – The Planning Officer has confirmed that this work is not within the agreed plans and will be writing to the company accordingly.

Osborne Road potholes – Hampshire County Council website is currently displaying ten reports of potholes, all ‘waiting for contractor’ status, between junctions with Herbert Road and Warwick Avenue. A further one is marked as complete. The meeting clerk has made direct contact with Hampshire Highways requiring further timescale information, due to the regular witnessing of driving the wrong side of the road to avoid them. No response received so far.

Holmsley Bridge replacement – Having contacted the responsible officer at the County Council, the meeting clerk was advised that a draft schedule of works was expecting to be finalised in April/May once contractor appointed and would then be widely communicated.

Creek House, footings more northerly than on agreed plans – The meeting clerk had located the Code of Conduct for Approved Inspectors and found that the privately employed Inspector appeared to have little accountability. She quoted directly from the Code of Conduct ‘With all building work, the owner and occupier of the property or land in question is ultimately responsible for complying with the relevant planning rules and building regulations’. See action points.

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

368. LIST OF APPLICATIONS

The list of applications for the period ending 13 and 20 January 2021 were considered (see attached list).

Cllr Tungate was not part of the meeting between 6.36 and 6.47pm due to internet connection issues.

The Chairman went out of session between 7.14 and 7.17pm as the meeting clerk had lost internet connection. There was no committee discussion during this time.

369. LIST OF DECISIONS

The list of decisions for periods ending 13 and 20 January 2021 were noted (see attached list).

370. CORRESPONDENCEa) Planning Enforcement

Outbuilding at 3 Fawcett Road – It has been determined by New Forest District Council that the building does need planning permission due to its height being over 2.5m, however will not be progressing the issue and has closed the case as not expedient.

b) Glorious Gravel Cycle Event 20 March 2021

Cllr Tungate had heard about this event via social media and recognised it had likely not gone through the usual channels. Therefore the event, organisers of which were already selling tickets for, was highlighted to the New Forest Safety Advisory Group. The partners to the group, New Forest National Park Authority and Forestry England have now had the ticket page taken down and they are working with the organiser to advise when events such as these may take place.

c) Operation Resilience

Notification had been received of localised resurfacing works due to start on 9 February 2021, which would affect Marryat Road and Cabot Way between Marley Road to Kennard Court. The works are likely to last two days and through traffic will not be permitted between 9.30am and 4pm, with the possibility of short notice cancellation in the event of poor weather.

d) Neighbourhood Plan – Advice from O'Neill Homer

An advice sheet had been produced and passed to the Executives on 21 January. It covered the subject of prematurity potentially being used as a reason for refusing proposals that are contrary to policies of the Neighbourhood Plan. It covered two case studies, Rosemary Lane in Thorpe and Harts Lane, Burghclere.

The conclusion to their advice was that Local Planning Authorities are currently reluctant to use prematurity as a reason to refuse applications, and that qualifying bodies such as the Town Council need to be vigilant. Representations to the Local Planning Authority on this basis should be made through the usual commenting on applications and fought at decision makers committee, as necessary.

Several members commented that the Neighbourhood Plan developments should continue to be reported via this committee.

e) Brockhills Lane – fallen tree

Following last weeks stormy weather conditions one of the large mature Oaks along Brockhills Lane, bounding the recent development at end of Cullwood Lane, had fallen across the road needing emergency attendance by the police and County Council. It was noted that the roots to the tree looked rotten so a Tree query has been placed with the County Council regarding integrity of the

remaining tree line, particularly so close to the water course and surrounding wet grounds.

f) Sway Road condition

The Chairman advised that the road surface, particularly between junction with Vaggs Lane and the roundabout, was of very poor state and covered in potholes. Cllr Reid, as Hordle representative at the District Council, strongly agreed.

371. NEXT MEETING

The next virtual meeting will be held on 11 February 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 to the public at 7.56pm.

The Chairman then suggested that the Committee go into private session.

PRIVATE SESSION

PUBLIC BODIES (ADMISSIONS TO MEETINGS) ACT 1960

The Chairman moved that the public be excluded from the meeting for the following item of business pursuant to section 1 of the Public Bodies (Admissions to Meetings) Act 1960, on the grounds that publicity would be prejudicial to the public interest by reasons of the confidential nature of the business to be transacted.

The Chairman updated members on recent discussions at New Forest District Council relating to a local housing site.

Closed at 8.11pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
300	Natwest land watching brief	Meeting clerk	01/03/21
330	Write to CICAIR and copy NFDC on having let down residents in their professional obligations	Meeting clerk	11/03/21
368	Report outbuilding as per photograph displayed	Meeting clerk	29/01/21
370f	Report Sway Road conditions	Meeting clerk	11/02/21

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 13 and 20 January 2021 – minute 366.

Application No: **2011102** Ward: Becton Authority: NFDC

Applicant: Mr Wier

Site: 12 Solent Drive

Proposal: AMENDED PLAN - Single storey side and rear extension; raising of eaves height of existing roof to existing two storey element.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 regarding the need to positively address the effects of climate change.

Presented at the meeting.

Application No: **2011391** Ward: Fernhill Authority: NFDC

Applicant: Mr S Pearce

Site: 30 Barrs Wood Road

Proposal: Boundary fence and gates (retrospective)

NMTC Comment: STRONGLY OBJECT (NON-DELEGATED)

(1) The removal of the hedge is regrettable and contrary to Local Distinctiveness Study page 39 regarding 'Green Infrastructure'.

(2) The erection of the fence creates a starkness and is contrary to local character, as per page 39 of the Local Distinctiveness Study text entitled 'Front Boundary'.

(3) This development sets a precedent

The Committee stated that this retrospective application should not be permitted and enforcement action should be robust (not closed as expedient). The Committee expects full support from NFDC on this matter due to the policies available. Examples of similar will be emailed to the Planning Officer.

Presented at the meeting.

Application No: **2011400** Ward: Becton Authority: NFDC

Applicant: Mr Rix

Site: Ashley Junior School, Normans Way

Proposal: Extension of playground to southern side of school buildings.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 regarding the need to positively address the effects of climate change.

Application No: **2011410** Ward: Fernhill Authority: NFDC
Applicant: Mr S Summers
Site: 74 Brook Avenue North

Proposal: Proposed re-furbishment and extensions to the rear and side elevations, attached garage, replacement roof tiles.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 regarding the need to positively address the effects of climate change.

Presented at the meeting.

Application No: **2011443** Ward: Bashley Authority: NFDC
Applicant: Mr and Mrs Goodall
Site: 42 Marley Avenue

Proposal: Integral garage conversion

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011446** Ward: Milton Authority: NFDC
Applicant: Mr G Leicester
Site: 23 Mount Avenue

Proposal: Demolish existing garage; sever land and erect a dwelling with associated access and parking (revised scheme 19/11118)

NMTC Comment: STRONGLY OBJECT (NON-DELEGATED)

- (1) Both protected trees Monterey Pine and Yew will come under significant pressure for pruning due to the proximity of the proposed dwelling
- (2) The development is contrary to Neighbourhood Plan policy NM4 and Local Plan policy ENV3 (v) as it misses an important opportunity to positively address the impacts of climate change.
- (3) Lack of parking
- (4) Character impact due to the poor spatial setting, having the new dwelling sited very close to the boundary with number 23.
- (5) Back land development.

Presented at the meeting.

Application No: **2011459** Ward: Fernhill Authority: NFDC
Applicant: Mr and Mrs J Hunt
Site: 26 Manor Road

Proposal: Two storey side and rear extension, remodel throughout. New front porch.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011470** Ward: Becton Authority: NFDC
Applicant: Ms L Pringle
Site: 12 Ashley Common Road

Proposal: Raised patio to height of existing patio 2.1m with retaining wall, reinstatement of fencing at 1.8m high, garage conversion.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011473** Ward: Barton Authority: NFDC
Applicant: Pegasus Planning Group
Site: Westcliffe Buildings, Sea Road

Proposal: Variation of conditions 2 and 5 of permission 17/11457 to allow amendment of the mechanical plant to the retail building.

NMTC Comment: ACCEPTABLE (Delegated) subject to the Environmental Health Officer comments.

Application No: **2110005** Ward: Milton Authority: NFDC
Applicant: Mrs L Lawlor
Site: 1 Branksome Close

Proposal: Remove existing garage and front entrance; construct single storey side extension.

NMTC Comment: ACCEPTABLE (Delegated)

Application Number: **21/0010**

Ward Name: Fernhill
Location: 18 Keswick 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: **21/0013**

Ward Name: Fernhill
Location: 30 Larkshill Close

Description: Oak x 2 - 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.
