



Minutes of the virtual meeting of the Planning Committee of the New Milton Town Council, held on Thursday 11 February 2021 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		

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 Lord raised ecological concerns on applications 21/10006 and 20/11438, suggesting a host of positive actions that could be taken which had been detailed in his representations to each. He referenced the nearby Carrick Way woodland which is a designated Site of Importance for Nature Conservation and responsibility to safeguard. He also questioned the process of Biodiversity Checklists and whether they were checked for accuracy.

Mr Lord also commented on the NFDC Mitigation for Recreational Impacts and suggested an additional response for para.2.29, which allowed exclusion of responsibility for residential extensions.

The Chairman extended best wishes to a colleague of Mr Lord's who had recently been unwell.

Mr Flower, Managing Director of N.M.S addressed the committee regarding application 20/11438. He covered the business history and how it contributes to New Milton, the local area, its traders and work force. He had listened to Mr Lord's comments and highlighted that water capture is done as standard as is energy efficient building design and they were currently working on a Sustainability Report, aiming for Net Zero emissions. He also stated the business recovers recycled aggregate, has new mobile plant with the cleanest engines a=currently available and new fleet being planned for to the same standard.

He stated that the existing Head Office, the Bungalow in Caird Avenue had been outgrown so a proportion of the Sales Team and others would be moving to the potential new building.

372. APOLOGIES

None.

373. DECLARATIONS OF INTEREST

Cllr Davies declared an interest in application 21/10051 as the property was a few houses south of his own. He took no part in the debate or vote.

Cllr Wallis-Dowling stated that she was not precluded from discussing 21/10006 as it was quite a distance from her own and she did not know the applicants.

374. PUBLIC PARTICIPATION

The meeting Clerk advised Mr Lord that the accuracy or otherwise of the Biodiversity checklist was in the District Council remit, much as validation of plans is as the Local Planning Authority.

Members questioned availability of the Aldi decision notice, noting that the minutes of NFDC meeting stated it had been granted as known.

375. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 28 January 2021 be agreed by the Chairman as a correct record.

The Minutes will be signed at next opportunity.

376. MATTERS ARISING

The officer gave the following updates –

- a) Creek House, Barton Common Road (App 20/11184) – The developer has confirmed the verge will be reinstated by the time the development is completed in June, following discussions with our Estates and Facilities Manager. The representative of Raban Developments, Mr Potts was very apologetic. He raised concern about the comment on footings position and the need to question Building Control process.
The meeting Clerk explained that when the application was originally seen at committee, the nearest build to northern fence measured 8.9m. The application seen in 2020 proposed a build just 3.9m away so looked like it would be 5m further north and led to the comments made.
On responding to Mr Potts query, it was noted that between times there had been an amended plan permitted at NFDC, which saw build 3.7m away from the boundary. When the meeting Clerk took measurements for comparison with the 2020 application, it was taken from the original plan in error and not the amended. The meeting Clerk has apologised to Mr Potts and explained that since the first application, Committee now consider amended plans on contentious sites like this. Mr Potts seemed content with the explanation.
- b) Brockhills Lane site SS10 - The email to resident group opposing the application, which has not yet been submitted, has been anonymised and made available on the Town Council website with the list of valid and non-valid objection points guidance from NFDC. The Chairman stated that repeated enquiries were highly likely on this site and it was imperative that a consistent message was sent in response. He requested all to come through the Chair in conjunction with the meeting Clerk. He commended Cllr Wallis-Dowling on her recent communications noting that they did not give any views, just concise information about process and policies.

The Chairman went out of session between 6.58 and 7pm to speak to present members of public.

- c) Minute 368 – 30 Barrs Wood Road – outbuilding spotted in Cllr Tungate photograph. The meeting Clerk has identified this forward sited outbuilding (garage) was permitted under application 16/11002 following Town Council delegated objection.
- d) Barrs Avenue fencing – Householdors have been written to by NFDC on both cases, number 19 (EN20/0419) and 25 (EN/20/0418) respectively. There has been no response to date and NFDC must give a period of weeks to allow one to come forward before addressing again.
- e) Fence at Mornington Court (ex-Glendalyn), Fernhill Lane – NFDC have written to the agent but no response has been received, so the Officer will be visiting site soon to provide a copy for action.
- f) Abbeyfield, Herbert Road (App 20/10264) – The rear sited fence has been rectified and York Avenue residents advised.
- g) Cliff Crescent road surfacing – Hampshire Highways advise that a job has been raised for next financial year and will require a road closure.
- h) Osborne Road potholes – The Town Council Facebook account has received messages from residents also now expressing concern, so the matter was raised with Hampshire Highways again today and referred to County Cllr Mans who has also chased it up. A response was provided today stating County are ‘exploring options for a long-term solution to the ongoing surface failure at this location’ and are currently unable to give a timescale for repairing the previously identified works due to changing nature of weather conditions. They reiterated the need to register new issues on the usual County reporting system online.

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

377. LIST OF APPLICATIONS

The list of applications for the period ending 27 January and 3 February 2021 were considered (see appendix 1).

378. LIST OF DECISIONS

The list of decisions for periods ending 27 January and 3 February 2021 were noted (see appendix 1).

379. NEW FOREST DISTRICT COUNCIL MITIGATION for RECREATIONAL IMPACTS

Appendix 2 was a summary of issues within the Supplementary Planning Document, the full document being publicly available via link <https://www.newforest.gov.uk/article/1938/Mitigation-Strategy>

The public consultation is open until 21 February 2021 and any interested party should comment using the link above, which goes directly back to New Forest District Council.

Following review of the document and some discussion, the members

RESOLVED that the following be sent in response

Para 2.27 – We are very glad to see the requirements extend to those developments that are permitted development and prior approval schemes.

Para 2.29 – The Committee felt there was an argument for residential extensions exceeding a certain level, to be included in the obligation.

Para 2.38 – Business visitor development should be identified through NNDR evidence or similar, as it could be used as a loophole to the mitigation.

Para 6.4 – Do NFDC intend on passing management of ANRG to local councils? If so, will the land be up to the standard defined before any transfer? Will detailed management plans also be forthcoming which would ensure mowing, hedge cutting etc. methods are clearly defined for biodiversity net gain?

Appendix 4 – There seems a general assumption in the document that recreation only extends to pedestrians with or without dogs, yet leisure cycling is also known to be impactful to sites.

We understand that cycling routes should form part of the Local Cycling and Walking Infrastructure Plan and this needs to be mentioned or detailed as an appendix to take account of the activity, as it is conspicuous by its absence.

380. NEIGHBOURHOOD PLAN

The referendum has been confirmed as Thursday 6 May, along with elections for County and the Police and Crime Commissioner. The Planning Committee due that day will be rescheduled soon. We await confirmation that the referendum will not be affected by the Purdah period. The Neighbourhood Plan received minor updates in 2020 and a review is taking place currently, albeit nothing significant is due for change. The version due at Referendum will be presented at Planning Committee soon, and then to Town Council as agreed with the Town Clerk 11 February.

Members discussed the need for clear information on a colourful leaflet, and that use of the Post Office, which requires a four-week lead time, would legitimately leaflet all households without breaking Lockdown restrictions.

The Chairman went out of session from 7.58 to 8pm, to speak to a member of the public.

All members agreed with the Chairman that we have effective communications using existing experience base, members and officers.

Cllr Craze gave an update on project No.1 New Milton. He stated that in the 4 years since the project started there had been little action from Network Rail, being roof tile and lead flashing replacement. With so much time having passed the building was in a worse state than previously, and costs to remedy increasing. Despite valiant efforts in gaining funding locally and match funding plus money earmarked from Network Rail, recent quotes from Rail Approved Contractors were still at least £20,000 higher than had been raised. Network Rail, in the most recent meeting (January) were checking to see if contingency funding was possible. Cllr Craze stated the Town council must be prepared to possibly dismiss this site.

Cllrs Wallis-Dowling and Craze would discuss further potential funding options outside of the meeting.

The Chairman highlighted that the building is on the Listed Buildings Working Party 'hit' list, and suggested members of the No.1 project may want to attend their next meeting on 16 March. Buildings are put forward on their historical and architectural merit only; potential disrepair or demolition were not a factor.

381. CORRESPONDENCE

a) Strategic Site Update – Greenwood Place

The transfer of open space is due but there has been the need for developer to change contractor. The land should be brought up to standard very soon and the Planning Officer will continue to monitor meantime, and report to Town Council.

(Post meeting note – The Town Council had not to date been approached regarding the potential land transfer).

b) Planning Appeal Decision

20/10661 – 11 Derwent Close – Partial wall removal, erect fence to define private land ownership – Appeal Dismissed.

382. NEXT MEETING

The next virtual meeting will be held on 25 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 8.29pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
300	Natwest land watching brief	Meeting clerk	01/03/21
374	Chase Decision Notice for Aldi app	Meeting Clerk	25/02/21
377	Write to HCC and applicant of app 11346 regarding obligation on NM4	Meeting clerk	25/02/21
379	Respond to consultation	Meeting clerk	20/02/21
380	Invite No.1 project members to LBWP next meet	Meeting clerk	25/02/21

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 27 January and 3 February 2021 – minute 377.

Application No: **2000945** Ward: Bashley Authority: National Park
Applicant: Mr and Mrs Scrase
Site: Forest Side, Bashley Road

Proposal: Single and two storey extensions; porch; outbuilding; removal of existing extensions.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence with Neighbourhood Plan policy NM4 'Design Quality', regarding the need to positively address climate change impact.

Application No: **2011346** Ward: Becton Authority: NFDC
Applicant: K Locke - Ashley Junior School
Site: Ashley Junior School, Normans Way

Proposal: Refurbishment and extension to the bike sheds.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2011379** Ward: Fernhill Authority: NFDC
Applicant: Mrs J Stead
Site: 9 Lake View Manor, Lake Grove Road

Proposal: Replacement windows; addition of tile hanging to gable wall; replace felt to top of dormer window; internal alterations. (Listed Building)

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

Application No: **2011426** Ward: Becton Authority: NFDC
Applicant: Ms A Mayall
Site: 34 Highlands Road

Proposal: Single storey extension / annexe and alterations.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

Application No: **2011438** Ward: Becton Authority: NFDC
Applicant: Solent Industrial Estates Ltd
Site: Solent Industrial Estate, Caird Avenue

Proposal: Sales office, product showroom and internal and external goods store in one central location on the main NMS site; parking; amenity and working space for 45+ staff.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

PRESENTED AT THE MEETING

Application No: **2110004** Ward: Barton Authority: NFDC
Applicant: Mr and Mrs Whitbread
Site: 42 Hengistbury Road

Proposal: Rear extension; re-build detached garage.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

Application No: **2110006** Ward: Fernhill Authority: NFDC
Applicant: Mr S Summers
Site: 46 Brook Avenue

Proposal: Reconfiguration, over-cladding and extensions to the front, side and rear of property including new roof with revised pitch; decking to south and east; replacement garage/shed and associated landscaping.

NMTC Comment: OBJECT (Delegated)

- (1) The design is contrary to general character of the locality, please refer to LDS page 39 text 'Building format' and page 40 'Rhythms, patterns and consistency in features and detail'
- (2) Lack of measures to combat climate change as required under Neighbourhood Plan policy NM4 Design Quality
- (3) Impact to rear sited protected trees from construction of the outbuilding, with Tree Consultant suggesting alteration of method 'disproportionate'.

PRESENTED AT THE MEETING

Application No: **2110019** Ward: Becton Authority: NFDC
Applicant: Mr D Jarvis
Site: 11 Langton Close

Proposal: Extensions, facade alterations, floor plan redesign and all associated works.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

Application No: **2110022** Ward: Becton Authority: NFDC
Applicant: Mr A Blake
Site: Beach hut A74, Marine Drive East

Proposal: Replacement of decking attached to lower part of beach hut.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **2110023** Ward: Fernhill Authority: NFDC
Applicant: Mr and Mrs D Oxley
Site: 80 Manor Road

Proposal: Loft conversion, rear extension and alterations.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

Application No: **2110030** Ward: Barton Authority: NFDC
Applicant: Mr and Mrs G Rivoire
Site: 37 Seafield Road

Proposal: Rear extension incorporating modifications to existing patio; replacement sectional garage.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 Design Quality, as there are no measures provided to positively address climate change.

Application No: **2110039** Ward: Becton Authority: NFDC
Applicant: Mr A Reynolds
Site: 92 Becton Lane

Proposal: Demolition of side and rear conservatory; raising of roof, including full height dormers to provide living accommodation at first floor; external alterations to fenestration; erection of attached .

NMTC Comment: OBJECT (Delegated)

- (1) Detrimental effect to character se Local Distinctiveness Study page 60 regarding Building Format, page 61 regarding Materials used and Neighbourhood Plan Policy NM4 para. iii and iv.
- (2) There is no effort to address the impacts of climate change, therefore contrary to Neighbourhood Plan policy NM4 (ix) Design Quality.

PRESENTED AT THE MEETING

Application No: **2110047** Ward: Becton Authority: NFDC
Applicant: Miss Robinson
Site: Jasmin, 4 Duncan Road

Proposal: Proposed new roof, first floor accommodation, windows and alterations.

NMTC Comment: ACCEPTABLE (Delegated) subject to adequate consideration of impact to ecology, particularly bats as identified on the Biodiversity Check List.

Application No:**2110051** Ward: Bashley Authority: NFDC
Applicant: Mr L Rickman
Site: 47 Marley Avenue

Proposal: Erect new snooker room in garden with home office above, extend existing garage.

NMTC Comment: OBJECT (Delegated)

- (1) The rear sited 2 storey building would constitute overdevelopment, creating detrimental impact to neighbours in Blair Close and therefore contrary to policy NM4 (vi) of the Neighbourhood Plan
- (2) There are no measures to positively address climate change therefore contrary to Neighbourhood Plan policy NM4 (ix)
- (3) Contrary to page 34/35 on the Local Distinctiveness Study regarding 'rear garden islands'
- (4) Sets a dangerous precedent for 2 storey buildings for ancillary purposes in an urban setting and considered back land development.

N.B. The NFDC website notes this application as being in Fernhill ward, however it is in Bashley.

PRESENTED AT THE MEETING

Application No: **2110055** Ward: Fernhill Authority: NFDC
 Applicant: Mr and Mrs D Smith
 Site: 33 Chatsworth Way

Proposal: Single storey side extension.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 'Design Quality', as there are no measures provided to positively address climate change.

Application No: **2110072** Ward: Barton Authority: NFDC
 Applicant: Mr S Vidler
 Site: 8 Parkland Drive

Proposal: Front porch.

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 Design Quality, as there are no measures provided to positively address climate change.

Application Number: **21/0016**

Ward Name: Fernhill
 Location: 4 Kelsall Gardens
 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: **21/0043**

Ward Name: Bashley
 Location: 96 Doe Copse Way
 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.
