



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

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***For the purposes of this meeting, all applications detailed have been determined via email, as per the delegation process assigned under minute 197f (12 March 2020).***

There were 2 members of the public present.

Mr Watson representing the New Milton Residents Association asked if the Town Council had been updated on the Crematorium build.

Mr Lord referred to application 21/10145 and noted that bats had been found roosting in a property further along the road.

393. APOLOGIES  
None.

394. DECLARATIONS OF INTEREST  
It was noted that application 21/10018 was bounded to the north by Town Council managed land and suitable comment would be added to the recommendation.

395. PUBLIC PARTICIPATION  
The Chairman responded to Mr Watson by stating the item would be covered in correspondence later in the meeting.

The meeting clerk responded to Mr Lord by stating that in summary to members, she noted a bat survey had been completed at number 24, negligible value found and recommendation included reference to Neighbourhood Plan policy NM4.

396. MINUTES

It was **RESOLVED:**

**That the minutes of the meeting held on 25 February 2021 be agreed by the Chairman as a correct record.**

The Minutes will be signed at next opportunity.

397. MATTERS ARISING

The meeting clerk gave a summary of current position with the following action points

Minute 370f – Sway Road condition – noted on Hampshire County web tracker as 'enquiry progressing 24 February'

Station Road North condition (raised at Amenities) – reported to Hampshire County Council on 4 March

Minute 294e – Natwest unsightly land – On an update call to the agent, the meeting clerk established that a date for grinding tree stumps had not been progressed as there were further drain investigations needed. She advised, following from the Town Centre report provided to Amenities committee on 1<sup>st</sup> March, that the Town Council would like to prepare the surface (whether stumps in ground or not) and sow wildflower seeds and remove the metal barrier. The pictures from the report have been forwarded to the agent and we await their response.

*(Post meeting note – meeting clerk attempted further contact on 12 March, ahead of Residents Association AGM Saturday 13 March. No further update was available at the time of these minutes being finalised).*

Minute 370e - Brockhills Lane tree condition following storm felled tree over road 15/01/21 - Requested inspection take place of remaining TPO line. Hampshire County Arboricultural team emailed 01/03 stating issue resolved. The meeting clerk has requested specific detail on actions taken.

#### 398. LIST OF APPLICATIONS

The list of applications for the period ending 24 February and 3 March 2021 were considered (see appendix 1).

#### 399. LIST OF DECISIONS

The list of decisions for periods ending 24 February and 3 March 2021 were noted (see appendix 1).

#### 400. NEIGHBOURHOOD PLAN

The Referendum version of the Plan has been finalised and will be on the website ([www.newmiltonplan.org.uk](http://www.newmiltonplan.org.uk)) by Monday 15 March.

Town Development Manager Suna King has provided key points from the referendum campaign as below, with a more detailed sheet available with these minutes

- Press release was issued week commencing 1 March.
- April issues of New Milton Mail, New Milton Mercury and Barton Bugle (distributed across the Parish) to have full page promotion.
- Door drop of the leaflet being designed this week to meet deadline for distribution by Royal Mail week commencing 26 April.
- Two Town Council briefing/presentations proposed for 23rd March:

**4pm Session for members and staff and 6.30pm Public session.** The sessions will include a presentation on the Neighbourhood Plan and promotion of the Referendum with an opportunity for questions afterwards.

A remote meeting was held on 9 March with the Town Clerk, Assistant Town Clerk, Town Development Officer and members Clarke, Craze and Reid with Head of Planning for the District Council Claire Upton-Brown. Several issues were discussed which include

Projects deliverability which needs to be assessed; a stakeholder workshop to be planned following a hopefully successful referendum result (free session offered by existing contractors O'Neill Homer); delivery working groups for consideration to be a decision making and separate community consultation group.

Article 4 Directives were discussed, which would halt use of permitted development in the town centre that could potentially allow shop units to become dwellings without need for a planning application. NFDC advice was that the government change is unlikely, as seen with previous changes, to have a widescale effect and therefore the basis for Article 4 Directives is undermined. It was acknowledged that there would however be likely piecemeal change. Town Development Manager will be setting up a meeting with Double H Nurseries to update on positions, and the meeting clerk had revised the website text for the expected Brockhills Lane development site. On request from members, this has been forwarded to Claire Upton-Brown for review before uploading for public view.

*(Post meeting note – the revised text is now able to be viewed at*

<https://www.newmiltontowncouncil.gov.uk/2020/12/14/proposed-brockhills-lane-development/> )

The Chairman and Cllr Hawkins discussed the rationale around out of town housing sites not being part of the Neighbourhood Plan, with the group having focussed on Town Centre regeneration. The Chairman referred to the website text on Brockhills Lane strategic site which Cllr Wallis Dowling had developed with the meeting clerk. Cllr Wallis Dowling stated it was important to empathise and empower residents so they understood the process and comments made would be focussed and valid, once the application was received. Cllr Hawkins stated he was also receiving a number of enquiries due to his position on the District Councils Planning Committee. The Chairman reiterated the need to refer all to the web page.

#### 401. CORRESPONDENCE

- a) Strategic Site Update – Greenwood Place Ref: 16/10994 – 28 dwellings  
A recent site meeting was held involving NFDC, the Developer and the Landscaper, to confirm everything that remains to be remediated. The landscaper has completed more minor soft landscaping works involving shrubs, hedgerows and site maintenance. The trees were planted week ending 7 March, with NFDC on site to ensure they were planted as per their standard. This should ensure the longevity of the tree stock and should avoid the failures that have already occurred. All the soft landscaping remedials should therefore be completed within this planting season. There are several hard landscaping issues, mainly relating to the play park boundaries, that are being dealt with by the Developer. These works should take place shortly .  
Inspections will continue by NFDC until the remaining snags are addressed.

- b) Action with Communities in Rural England

Cllr Wallis-Dowling had found an interesting article regarding the above charity calling for a legal requirement that binds local planning authorities to work with communities, as part of its planning reforms. There are several aspects they are calling for, shown on the link below

<https://acre.org.uk/news/2021-03-04-genuine-community-engagement-must-be-a-statutory-requirement-at-the-heart-of-planning-reforms>

c) Planning Committee meeting Thursday 6 May 2021

As the Neighbourhood Plan Referendum has been confirmed for the same date, the Planning Committee meeting should take place on a different date. The meeting clerk proposed the meeting date move forward to **Tuesday 4 May 2021** and this was supported by all.

d) New Forest Access Forum

This organisation is currently inviting applications from those interested in walking, dog walking, cycling, equestrian, disabled access, health and wellbeing, access to water, tourism, local businesses, youth and education, communing, landowning and volunteering. It is an independent advisory body that operates under statute, with the appointing authorities being Hampshire County Council and New Forest National Park Authority. It meets four times per year, usually outside of the New Forest area. Application forms can be downloaded from [www.newforestaccessforum.org.uk](http://www.newforestaccessforum.org.uk) and emailed to [access.forum@newforestnpa.gov.uk](mailto:access.forum@newforestnpa.gov.uk). Anyone interested should contact Adam Vasey, National Park Access Ranger, at [adam.vasey@newforestnpa.gov.uk](mailto:adam.vasey@newforestnpa.gov.uk) or call 07384 517633 for an informal chat.

e) Holmsley Bridge Replacement

Hampshire County Council inform that a contractor has now been appointed and a press release will be available soon. They are developing traffic and environmental plans to ensure the scheme is sensitive to the unique area, working with the National Park Authority, Verderers, Natural England and Forestry England. Preliminary works will start with acoustic fencing being erected by 26 March, and trial holes for public utility locations in April/May, which will require road closures.

f) Crematorium, Stem Lane

New Forest Crematorium Director Jeremy Hinton had recently advised the Chairman that, as some had noticed, the site clearance had started which included trees and shrubs as per the plans to create visibility splays for the access road. It was expected a short closure of the footpath would be necessary, which would be advertised locally. Construction works are scheduled for 6 April with completion expected by 23 December 2021.

402. NEXT MEETING

The next virtual meeting will be held on 25 March 2021 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 to the public at 7.24pm.

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

ACTION POINTS

Minute	Task	By whom	By when
400	Revised Brockhills Lane text on website	Meeting clerk	ASAP
400	Attach Campaign sheet to minutes	Meeting clerk	12/03/21
400	Send notes from 9 March meeting to members	Meeting clerk	12/03/21
401c	All diaries, calendars to represent date change	All	25/03/21
294e	Natwest land, progress wildflower enquiry	Meeting clerk	12/03/21

**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 24 February and 3 March 2021 – minute 398**

Application No: **2011405**      Ward: Bashley      Authority: NFDC  
 Applicant: Mr Carter-White  
 Site: 30 Hazelwood Drive

Proposal: Proposed rear conservatory

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

Application No: **2110018**      Ward: Becton      Authority: NFDC  
 Applicant: Mrs Kitcher  
 Site: Land of 6 Andrew Lane

Proposal: Two semi-detached dwellings

(Outline Application details only of Access & Layout)

NMTC Comment: OBJECT (Delegated)

(1) The plot division and subsequent intensification is out of character and contrary to Local Distinctiveness Study page 45 text on 'Rhythms, patterns and consistency in features and detail'.

(2) The lack of parking for 3 bed properties would also create further issues along this busy road which is already suffering with overload of on-road parking, contrary to Local Distinctiveness study page 45 regarding 'Access points'.

(3) Cramped and contrived.

N.B. The land directly north is managed by New Milton Town Council and it is acknowledged that all access to site would be purely from Andrew Lane.

Application No: **2110079**      Ward: Becton      Authority: NFDC  
 Applicant: Mr Rees  
 Site: Land of 1 Duncan Road

Proposal: Link detached bungalow; associated parking

NMTC Comment: OBJECT (Delegated)

(1) The narrow plot width, forward projection and now visible front door negatively affect the character of the area as per Local Distinctiveness Study pages 44 and 45.

(2) Back land development, of cramped and contrived nature.

(3) Overbearing.

Application No: **2110145**      Ward: Fernhill      Authority: NFDC  
 Applicant: Mr Wardale  
 Site: 24 Manor Road

Proposal: Two-storey side and rear extension

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

Application No: **2110151**      Ward: Fernhill      Authority: NFDC  
Applicant: Mr & Mr Morton  
Site: 10 Marston Road

Proposal: Single-storey side extension with attached double garage; demolish existing garage & car port

NMTC Comment: ACCEPTABLE (Delegated) subject to Tree Officer comments and adherence with Neighbourhood Plan policy NM4 regarding the need to mitigate effects of climate change.

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Application No: **2110175**      Ward: Becton      Authority: NFDC  
Applicant: Mr Gorton  
Site: Ladybowler, 21 Ashley Common Road

Proposal: Gable roofed front porch

NMTC Comment: OBJECT (Delegated) The porch steps forward of the clear building line and does not respect the set back as detailed in Local Distinctiveness Study page 44.

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Application No: **2110179**      Ward: Barton      Authority: NFDC  
Applicant: Mr Patel  
Site: Land of 30 Barton Drive

Proposal: Removal of condition 6 of planning application 20/10101 to remove the requirement for cycle storage

NMTC Comment: ACCEPTABLE (Delegated)

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Application No: **2110186**      Ward: Milton      Authority: NFDC  
Applicant: Mr & Mrs Petty  
Site: 29 Albert Road

Proposal: Single-storey rear extension (remove existing conservatory); roof lights

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

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Application No: **2110190**      Ward: Barton      Authority: NFDC  
Applicant: Mr & Mrs Bennett  
Site: The White House, 41 Marine Drive East

Proposal: Single-storey rear extension & extension to front balcony

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

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Application No: **2110201**      Ward: Becton      Authority: NFDC  
 Applicant:  
 Site:      12 Greenfield Gardens

Proposal: Proposed alterations to roof design and existing fenestration with internal alterations; removal of existing conservatory

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

Application No: **2110203**      Ward: Barton      Authority: NFDC  
 Applicant: Mr Long  
 Site:      24 Fairfield Road

Proposal: Replace existing garden store in rear garden with a single-storey timber frame garden building.

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

Application No: **2110221**      Ward: Fernhill      Authority: NFDC  
 Applicant: Mr John Hinds  
 Site:      Friars Gate, Barrs Wood Drive

Proposal: Replacement of existing boundary fence to southern & eastern perimeters

NMTC Comment: OBJECT (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.

Application Number: **21/0069**

Ward Name: Milton

Location: Rothbury Park

Description Monterey Pine 1 x 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.