



Minutes of the meeting of the Planning Committee of New Milton Town Council, held on Thursday 6 January 2022 at 6.30pm at the Town Hall.

Councillors:

	Chairman	p	S J Clarke
	Vice Chairman	p	R A Reid
p	K E Craze	p	S P Davies
p	D E Hawkins	p	D Samber
p	B Murrow	p	D N Tungate
	H Wallis-Dowling		

In attendance: Officer: T Elliott – Assistant Town Clerk

There were 2 members of the public present.

Mr Jackson, representing New Milton Residents Association stated that the organisation was incredibly supportive of the 100% affordable housing scheme behind Milton Barns. He also voiced concern over the New Forest District Council appeal document submitted regarding the Wheatsheaf Hotel. He stated that they seem to indicate should development be at the front of the site instead of the rear, it might be acceptable.

171. APOLOGIES

Cllr Wallis-Dowling had tendered her apologies.

172. DECLARATIONS OF INTEREST

None.

173. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 16 December 2021 be agreed by the Chairman as a correct record.

The Minutes were duly signed.

174. MATTERS ARISING

In response to Mr Jackson on the Wheatsheaf application, the Chairman stated that the pubs car park area would be heavily affected should an application be received showing a forward sited development position. He stated there could be no guarantees, but the appeal decision was extremely encouraging.

The meeting clerk updated members on the following action point –
Minute 96d (2) – Enforcement case EN21/0288 regarding signage at Barton Post Office – The Planning Enforcement Officer has advised that the illuminated advert satisfies the relevant conditions and limitations of Class 5 of the Town and Country Planning (Advertisement Control) (Amended) (England) Regulations 2007. (Part 1 Schedule 3).

175. LIST OF APPLICATIONS

The list of applications for the period ending 15, 22 and 29 December 2021 were considered (see attached list).

176. LIST OF DECISIONS

The list of decisions for periods ending 15, 22 and 29 December 2021 were noted (see attached list).

177. NEIGHBOURHOOD PLAN

The Chairman stated that there was no verbal update to give at this time.

178. NEW FOREST DISTRICT COUNCIL S.P.D - PARKING STANDARDS

The meeting clerk referred to Appendix 2, a summary of the changes provided within New Forest District Council's Parking Standards document draft. The public consultation ends on 14 January 2022. It highlights key national and local policies to mitigate the effects of climate change from driving and aims to instigate behaviour change. Overall, parking levels for domestic use have not been suggested for alteration when comparing the existing planning document (dated 2012). Amongst other provisions, it states a principle on Electric Parking provision (principle 5) and looks at parking space sizing standards, plus separates various scooter parking requirements at certain settings such as at schools and leisure facilities.

The principles are accompanied by a 'Parking pressure analysis' by town which has been informed by parking enforcement, demographic and car ownership levels, with a traffic light scoring system. Where New Milton scored RED for percentage of dwellings within 800m of a primary or local shopping frontage, it scored GREEN or AMBER on all other criteria, therefore has been given an overall GREEN score, being of least parking pressure.

After some discussion, it was

RESOLVED

that the following be sent in response.

'We welcome these revised guidelines and expect to see a marked improvement in the level of EV charging infrastructure offered by developers as standard.

Annexe 1: B1a Office: only 1 cycle space is required per 200sqm (rather than 150sqm as per 2012 document) on long stay. This will lower provision when surely it should be being increased.'

179. CORRESPONDENCEa) New Forest District Council Planning Committee

The following applications will be determined at the above (live streamed) meeting on 12 January.

Application 21/11313 – 24 Oakwood Avenue – Single storey front and rear extensions; new garage with office/storage space above. The officer recommends permission.

Application 21/11349 – 11 Marine Drive – Replacement outbuilding. The officer recommends permission.

Application 21/10932 – Land off Moore Close – Affordable housing development consisting of 10 houses and 6 apartments. The officer recommends delegated authority be given to the Executive Head of Planning, Regeneration and Economy subject to a number of factors, including legally obligated provision of retaining at least 50% of the homes for affordable dwellings.

b) Appeal Decision

Wheatsheaf Hotel, Christchurch Road – application 21/10431 - erection of 2 x 3 bedroom detached dwellings on land adjacent the public house, existing access off Church Lane and reconfiguration of car park and associated landscaping. The appeal was DISMISSED.

Land adjacent 4 Brockhills Lane – application 21/provision of alternative pedestrian footway within the developed site, thereby not complying with condition 2 of permission 15/10784. The permitted plans provided footpath link adjacent the highway from number 4 Brockhills to the new vehicle access point at the development. The appeal was DISMISSED.

c) Holmsley Rail Bridge Replacement – road closure

On 23 December Hampshire County Council notified selected nearby residents and businesses that not only the bridge but Holmsley Passage would be closed, as some had used as a short cut to the diversion and the corresponding verges had been damaged. This had been highlighted from concerns raised by Forestry England, New Forest Verderers and Natural England. The closure of Holmsley Passage is until 30 June between Wilverley Road/Station Road junction to the A35 junction.

The Chairman stated that he had raised the bridge closure diversion route use of Sway Road, and the dangerous surfacing issues on that road, at Town Council 4 January. The Town Clerk is writing to Hampshire Highways as a result. In discussion members were concerned about the area approaching Rising Sun Public House and potential animal collisions. See action points.

d) Strategic Sites Update

Greenwood Place – a small amount of tree planting is due to be carried out this season and the Landscape contractor will continue maintenance, including play area, until practical completion. Inspections to the site will continue until tree planting completed and transfer of land takes place.

e) Marquees and markets

A recent update from central government has stated that temporary measures taken during the pandemic will be made permanent. These measures are

- i) Local hospitality businesses no longer need planning permission to put up marquees on their land;
- ii) Councils no longer need permission to hold an outdoor market.

This is resulting from public consultation. Marquee is defined by ‘movable structure’ rather than a size guide.

f) New Forest National Park Authority – Local List Project

On 10 January, the authority will be launching the project by calling for public nominations. The Building Design and Conservation team will be assessing those buildings nominated for potential local listing.

Local listing does not provide any further controls that already apply, or halt any alterations, but means the authority must give special consideration to their conservation should a planning application be received.

For more information or to make a nomination please visit www.newforestnpa.gov.uk/local-list

180. NEXT MEETING

The next meeting will be held on 20 January 2022 at 6.30pm in the Town Hall.

Members of the public should notify of attendance 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 7.17pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
164	Write to NMS regarding replacement trees	Meeting Clerk	06/01/22
178	Respond to consultation	Meeting Clerk	14/01/22
179c	Request SLR be placed near Rising Sun	Meeting Clerk	07/01/22

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 15, 22 and 29 December 2021 – minute 175.

Application No: **2111381** Ward: Barton Authority: NFDC
 Applicant: Mr K Hoare
 Site: 30 Dilly Road

Proposal: Retrospective - garden fence

NMTC Comment: OBJECT (Delegated) due to the continued lack of information regarding the position of legal boundary line, plus lack of provision for policy NM4 (Design Quality) from the Neighbourhood Plan.

Application No: **2111442** Ward: Barton Authority: NFDC
 Applicant: Mr Grace
 Site: 26 Moorland Avenue

Proposal: Replacement garage with home office/ Gym

NMTC Comment: OBJECT (Non-Delegated)

(1) the building does not respect the general building line so is contrary to character as highlighted on page 10 of New Milton Local Distinctiveness Study SPD.

(2) Scale of development

(3) Impact to neighbour (Glenavon)

If the application is approved, there should be a condition placed regarding the need to remain as ancillary to the host.

Application No: **2111596** Ward: Milton Authority: NFDC
 Applicant: Mr and Mrs Bremner
 Site: 6 Hale Avenue

Proposal: Single-storey rear extension; single-storey side extension; demolish existing conservatory

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

Application No: **2111616** Ward: Milton Authority: NFDC
 Applicant: Mr G Leicester
 Site: 23 Mount Avenue

Proposal: Demolish existing garage; sever land and erect a detached dwelling with associated access and parking (Revised Scheme)

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

Application No: **2111636** Ward: Becton Authority: NFDC
Applicant: Mr and Mrs A Bugler
Site: 68 Becton Lane

Proposal: Replace conservatory with orangery

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

Application No: **2111648** Ward: Becton Authority: NFDC
Applicant: Mrs M Collard
Site: A56 beach hut

Proposal: Replacement timber beach hut; solar panels

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

Application No: **2111666** Ward: Becton Authority: NFDC
Applicant: Mr and Mrs G Rennie
Site: 8 Oak Road

Proposal: Side extension

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

Application No: **2111677** Ward: Milton Authority: NFDC
Applicant: Mr B Stevenson
Site: Milton Barns, Gore Road

Proposal: Residential development of 19 no. affordable homes comprising 5 flats, 14 houses with landscaping, access and parking.

NMTC Comment: STRONG SUPPORT (delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change by consideration of Photovoltaic panel provision, thought the most cost-effective option for an affordable housing scheme and its occupiers.

Application No: **2111685** Ward: Becton Authority: NFDC
 Applicant: Mr and Mrs Fowler
 Site: 28 Greenacre

Proposal: Hip to gable roof extension (rear) in association with new first floor

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

Application No: **2111686** Ward: Becton Authority: NFDC
 Applicant: Mr J and Mrs M Williams
 Site: 59 Lower Ashley Road

Proposal: Single storey rear extension

NMTC Comment: ACCEPTABLE (Delegated) subject to adherence to Neighbourhood Plan policy NM4 (Design Quality) on the need to mitigate the impacts of climate change and create biodiversity net gain.

Application Number: **21/0619**

Ward Name: Milton

Location: Chestnut Court Rest Home, 9 Copse Road

Description Sweet Chestnut x 1 Reduce; Robinia x 2 Reduce; Cypress x 1 Reduce; Sycamore x 2 Reduce; Lime x 7 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: **21/0621**

Ward Name: Becton

Location: Autumn Leaves, 66 Becton Lane

Description Sycamore x 1 - prune. 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.
