



Minutes of the meeting of Planning Committee for New Milton Town Council, held on Thursday 23 June 2022 at 6.30pm at the Town Hall.

<u>Councillors:</u>	Chairman	S J Clarke
	Vice Chairman	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
p	H Wallis-Dowling	

Officer: Theresa Elliott, Assistant Town Clerk

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In the absence of the Chair and Vice-Chair, the meeting clerk called for election.

Cllr Davies proposed and Cllr Tungate seconded that Cllr K E Craze take the Chair for the duration of the meeting.

There was 1 member of the public present. There was no public participation.

Cllr Craze presided over the meeting.

#### 40. APOLOGIES

Cllrs Clarke and Reid had tendered their apologies.

#### 41. DECLARATIONS OF INTEREST

Under agenda item 6, Cllr Tungate declared that he lived directly opposite application 22/10632 and 10633 (Foxglove Cottage) therefore as per Standing Order 89a, he took no part in the debate or vote.

Under agenda item 9, Cllr Samber declared that he is on the management committee of the Residents Association (as per section 8ii on his Register of Interests) but felt there was no issue of bias or predetermination, therefore spoke and voted accordingly.

#### 42. PUBLIC PARTICIPATION

None.

#### 43. MINUTES

It was **RESOLVED:**

***That the minutes of the meeting held on 9 June 2022 be agreed by the Chairman as a correct record.***

The Minutes were duly signed.

#### 44. MATTERS ARISING

The meeting clerk gave the following updates –

Minute 257 – Railway footbridge status – The Town Clerk had requested again that an update be provided.

Minute 38f – Brockhills housing site application 21/11179 – The Planning Officer has advised that negotiations are continuing on the current and further need for amended plans. Due to the complexity of some of the issues, it is likely a decision will not be made until at least late autumn.

Minute 208b – Old Cottage, Meadow Way tree works – The meeting clerk has contacted the contractor again regarding the suggestion of a payment towards the Plant a Tree initiative.

Minute 208b – Old Cottage – The application to provide a detached bungalow in the rear garden (22/10421) has been approved by New Forest District Council. The ‘non-designated heritage asset’ status of the original cottage is being pursued through the Listed Buildings Working Party.

#### 45. LIST OF APPLICATIONS

The list of applications for the period ending 8 and 15 June 2022 were considered (see attached list).

#### 46. LIST OF DECISIONS

The list of decisions for periods ending 8 and 15 June 2022 were noted (see attached list).

#### 47. CHRISTCHURCH FLOOD AND COASTAL EROSION RISK MANAGEMENT STRATEGY – PHASE 2

This phase 2 consultation simply asked whether any aspects had been left out of the strategy. Anyone wishing to take part can do so by following this link [www.bpcouncil.gov.uk/christchurchstrategy](http://www.bpcouncil.gov.uk/christchurchstrategy). The public engagement exercise ends at midnight on 26 June 2022. Following the appendices sent, it was suggested that question 2, ‘please tell us below if there is anything else we should consider about the environment’ should offer air quality for consideration.

***RESOLVED that the following be sent in response to Question 2  
‘Air Quality should also be considered during works.’***

#### 48. LISTED BUILDINGS WORKING PARTY

The meeting clerk gave the following verbal update

- a) Air Raid Shelter – A thorough site visit was conducted with the land managers PHP and the Town Council Estates and Facilities Manager and deputy back in February, where the plans previously sent were viewed again and discussed. It was agreed that any legal agreement should be kept as simple as possible and planting up for Autumn 2022 was desired. Since then, PHP have had multiple discussions with their legal advisors and the costs, which are for 3 lease variations for their tenants plus a new lease for the Town Council involvement would cost between £7,000 and £9,000. Unfortunately, on challenging the amounts, the representative from PHP stated the legal team held firm. They are now looking to the Town Council for a ‘substantial contribution.’

Members discussed that it was a disappointingly high figure, and although recognised that we should preserve the history of the town for future generations it was felt that the money could have greater positive impact spent on other projects. It was noted that the Residents Association had expressed concern regarding the legal cost impact, and they had previously offered to sponsor the works. It was recognised that some residents may be disappointed that the project may not progress. It was then

***RECOMMENDED that  
the project is discontinued due to the cost outweighing the benefit to the town.***

The issue will be discussed at the next Town Council meeting.

- b) Allan Williams Turret – Its relocation within Barton Common had been discussed at Amenities Committee on 12 April. The Estates and Facilities team will be assessing its condition and location when time allows.
- c) St Mary Magdalen Churchyard – The signage project was still only 20% funded but a result of further funding application is anticipated in the next few weeks.
- d) The Old Cottage, Meadow Way – Nick Saunders had provided a historical summary of the original cottage, which had been sent to the District Council Conservation team. We await to hear whether the information provided might assist an uplift from the current status of ‘non-designated heritage asset.’

#### 49. NEIGHBOURHOOD PLAN

None.

50. CORRESPONDENCEa) Tree Preservation Orders

A new order has been made for two Oak trees to the south of 6 Woodside Lane (TPO/0008/22), and one confirmed at Land of Stem Cottage, Bashley Cross Road (TPO/0004/22).

b) Air Quality Supplementary Planning Document

New Forest District Council have adopted the above document on 1 June 2022.

c) Planning Enforcement

The investigation regarding Komplete Karbon, 58a Old Milton Road has been concluded. There is no change of use required. The Planning Enforcement officer has forwarded detail to the Environmental Health team, so they can visit to ensure any current or potential noise/fume affect to residential amenity is adequately recorded and mitigated. The residents who had been in touch have been notified.

d) Wooldridge View Development

On Monday 20<sup>th</sup> June the Mayor Cllr Craze and the meeting clerk had attended a 'turf cutting' event at the Fernhill Cricket Pavilion. The event was held by Morgan Sindall and they had several stakeholders there including Hampshire County Council and representatives from Lovell Later Living. The event saw attendance by District and Town Councillor John Ward, District Councillor Jill Cleary and County Councillor Fran Carpenter. Also in attendance were several family members of the late Ian Wooldridge, from whom the development is named.

The development of 50 units, with a mix of 1 and 2 bedroomed properties, will be an extra care facility which with its many assets, will allow couples to stay together rather than being separated when one spouse requires care. New Forest District Council have nomination rights. The development is expected to be completed in October 2023. Anyone requiring further information on availability should contact [extracare@nfdc.gov.uk](mailto:extracare@nfdc.gov.uk)

51. NEXT MEETING

The next meeting will be held on 7 July 2022 at 6.30pm in the Town Hall.

Members of the public should notify of attendance 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 at 7.21pm.

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

MINUTE	TASK	BY WHOM	BY WHEN
47	Respond to consultation	Meeting Clerk	26/06/22
48	Information to Town Council	Meeting Clerk	24/06/22

**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 8 and 15 June 2022 – minute 45.

Application No: **2200416** Ward: Bashley Authority: National Park

Applicant: Mrs A Stewart

Site: Amberwood, Wootton Rough

Proposal: Cladding to front elevation.

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.

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Application No: **2210627** Ward: Barton Authority: NFDC

Applicant: Mr Maynard & Mrs Paterson

Site: 18 Naish Road

Proposal: Proposed roof & first floor extension; dormer extensions, ground floor extension replacing conservatory; fenestration & porch alterations

NMTC Comment: OBJECT (Delegated)

(1) The dormers are out of character, supported by text of the Local Distinctiveness Study page 72 regarding Building Format.

(2) This in turn will create a negative impact on the street scene in its exacerbated dominance.

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Application No: **2210632** Ward: Fernhill Authority: NFDC

Applicant: Mr R Farnworth

Site: Foxglove Cottage, 114 Ashley Common Road

Proposal: Replacement of existing timber windows; raising existing chimney stack.

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

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Application No: **2210633** Ward: Fernhill Authority: NFDC

Applicant: Mr R Farnworth

Site: Foxglove Cottage, 114 Ashley Common Road

Proposal: Replacement of existing timber windows; raising existing chimney stack (Application for Listed Building Consent).

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

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Application No: **2210637** Ward: Barton Authority: NFDC  
Applicant: Mr and Mrs Saunders  
Site: 23 Barton Drive

Proposal: Single-storey extensions.

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.

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Application No: **2210639** Ward: Becton Authority: NFDC  
Applicant: Mr S Summers  
Site: 12 Fenleigh Close

Proposal: Single-storey side extension; replacement of bay windows; loft conversion with hip to gable rear extension to accommodate two bedrooms and bathrooms; renovation of garage as garden room.

NMTC Comment: OBJECT (Delegated) The introduction of a dormer  
(1) Is out of character as doesn't follow the principles set by LDS page 60 (Building Format) nor page 61 (Rhythms, patterns etc) as both mention consistency  
(2) Creates an unbalanced roof form  
(3) Sets a precedent.

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Application No: **2210652** Ward: Barton Authority: NFDC  
Applicant: Mr P Hobin  
Site: 25 Western Avenue

Proposal: Single-storey rear extension; removal of 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.

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Application No: **2210658** Ward: Barton Authority: NFDC  
Applicant: Mr R Burns  
Site: 1 Barton Lane

Proposal: Attached garage.

NMTC Comment: OBJECT (Delegated)  
(a) The garage does not respect the Cliffe Road set back in plot and breaks the consistency of building line, as per LDS text page 72 on Building Line.  
(b) The roof angle does not reflect others on the front elevation so is incongruous, representing poor design.  
(c) Negative impact on the Cliffe Road street scene and would set a precedent.

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Application No: **2210676**      Ward: Milton      Authority: NFDC  
 Applicant: Mr and Mrs Nippard  
 Site: 36 Crossmead Avenue

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.

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Application Number: **22/0278**

Ward Name: Bashley  
 Location: 12 Marley Avenue  
 Description 1 x Pine - 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.

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Application Number: **22/0279**

Ward Name: Becton  
 Location: Nil-Des, Ashley Lane  
 Description 2 x Oak - 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.

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Application Number: **22/0285**

Ward Name: Becton  
 Location: Gatehouse Rest Home, 64 Becton Lane  
 Description 1x Beech – Fell; 1x Sycamore - 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.

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