



NEW MILTON
TOWN COUNCIL

Minutes of the meeting of Planning Committee for New Milton Town Council, held on Tuesday 31 January 2023 at 6.30pm at the Town Hall.

<u>Councillors:</u>	Chairman	p	S J Clarke
	Vice Chairman	p	R A Reid
	p K E Craze		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

There were 25 members of the public and 1 member of the press was present.

The Chairman welcomed everyone to the meeting and advised for transparency that he, Cllrs Reid, Tungate, Wallis-Dowling plus the meeting clerk had met with representatives of Pennyfarthing and i-Transport consultancy on 20 January. A representative of Residents Against Brockhills Lane had also attended. I-Transport had explained the methods taken (within national guidance) and are contained within the Technical Note. He also mentioned several examples of alterations offered to Hampshire County Council, which they considered unjustified with the data collected (independently, by the consultants plus collision data). Road geometry and historic junctions that did not conform to today's standards were also a factor, as was driver perception and behaviour. Members and the RABL representative had the opportunity to raise issues on all aspects in question on the development.

The Chairman made it clear that this type of internal meeting was normal, and the National Planning Policy Framework placed an obligation on developers to engage with local councils as well as the local planning authority ahead of submissions.

Mr Jackson, representing New Milton Residents Association, questioned the following aspects on the Technical Note on application 21/11179

- Road and pavement determinations borne by 'safety' within the document were not seen the same way on the ground
- Construction access onto Sway Road suggested a primary access was possible
- Southern footpath on Brockhills Lane cannot be guaranteed, as the one on application 15/10784 opposite, hadn't been
- It was considered the narrow decision to defer at December's District Council meeting had not been dealt with adequately by this Technical Note.

Mr Tambling then echoed Mr Jackson's comments. A further speaker mentioned a traffic collision that had happened the previous day, at the Brockhills junction with Hollands Wood Drive. Police did not attend. The Chairman advised that lack of police attendance means the collision isn't included in the safety data that informs such developments. She also mentioned that Sway Road should have a lower

speed restriction and was concerned that new occupiers in the development might take risks to get across the road to the forest, the Plough Inn and others.

Mr Jackson questioned why the developments at Moore Close (21/10932) had not been started and land behind Milton Barns (21/11677) had not yet been determined. Both provided necessary affordable housing. The Chairman stated that both have been subjected to lengthy and complicated legal agreements, with the Moore Close site being a District Council housing scheme which, due to process, would take longer to complete. He mentioned that discussions around the felling of boundary trees was current and in connection with the Community Garden.

(Post meeting note: The felling of trees would hopefully take place this winter but not replacement planting. The trees, despite being necessarily felled for the development, will not indicate the start of the build).

Application No. 22/11436 – spoke in favour of the application.

Application No. 22/11304 – The applicant spoke for the application, and a neighbour questioned the accuracy of the extension plans.

195. APOLOGIES

Cllr Davies had tendered his apologies.

196. DECLARATIONS OF INTEREST

Under agenda item 6, Cllr Hawkins stated that he would not be commenting on the Brockhills Lane application (21/11179) as he wanted to speak freely at the District Council Planning Committee on 8 February, as he is part of that decision making body.

Cllr Samber stated that he kept a horse on land adjacent to Brockhills Lane site, but felt that did not preclude him from debate or vote.

197. PUBLIC PARTICIPATION

None.

198. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 19 January 2023 be agreed by the Chairman as a correct record.

The Minutes were duly signed.

199. MATTERS ARISING

The meeting Clerk advised that the action points from previous minutes are progressing in the timescales set.

200. LIST OF APPLICATIONS

The list of applications for the period ending 18 and 25 January 2023 were considered (see attached list).

201. LIST OF DECISIONS

The list of decisions for periods ending 18 and 25 January 2023 were noted (see attached list).

202. NEIGHBOURHOOD PLAN

The meeting Clerk advised that amended plans and supporting documents for application 22/11157 (Youth and Family Hub, Gore Road) had been received from the architect.

(Post meeting note – all revised information submitted to New Forest District and Hampshire County Councils on 1st February 2023).

203. CORRESPONDENCE

a) New Forest District Council Planning Committee on 8 February 2023

The following application will be decided at the above meeting –

Application 21/11179 – Land east of Brockhills Lane – The officer recommendation is to delegate **Granting of Permission** to the Executive Head of Planning, subject to completion of Section 106 and other legal agreements on a number of aspects, including Affordable Housing levels, provision of Education contributions, and off site highway works (detail specified). Full text can be found on the District Council website

<https://democracy.newforest.gov.uk/documents/g7491/Public%20reports%20pack%2008th-Feb-2023%2009.00%20Planning%20Committee.pdf?T=10>

The Chairman advised that he would be attending to speak on the application.

Application 22/11385 – Public Conveniences, Barton Beach and Undercliff – The officer recommendation is to **GRANT** subject to conditions.

b) Closure of Cliff Top Path between Taddiford Gap and Milford on Sea

A section has been subject to erosion has been temporarily been closed. Signage has been erected and the District Council is working with the landowner to adjust the farmland fencing to allow passage along the route.

Recent cliff falls have also been noted at Barton on Sea, and the District Council continue to monitor the cliffs regularly whilst the risk of instability and cliff movement is increased. This has been due to high levels of rainfall and stormy sea conditions.

204. NEXT MEETING

The next meeting will be held on **Thursday 16 February** 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 7.58pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
203a	Register Cllr Clarke to speak at NFDC committee	Meeting clerk	01/02/2023

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 period 18 and 25 January 2023 – minute 200.

Application No: **2111179** Applicant: Pennyfarthing Homes
 Ward: Fernhill Authority: NFDC
 Site: **Land east of Brockhills Lane**

Proposal: AMENDED (Submission of Highways Technical Note) – Phased residential development for 164 dwellings; new vehicular access onto Brockhills Lane and other associated works including landscaping, ANRG and open space.

NMTC COMMENT: STRONG OBJECTION (Non-delegated)

- (1) It is disputed that 4.2m is an adequate distance for 2 saloon cars to safely pass, despite the Manual for Streets guidance diagrams.
- (2) The proposed construction access on Sway Road strongly implies there is further argument for a primary access onto Sway Road for the finished development.
- (3) We refute the contents of this Technical Note as a remedy for the District Council deferral at December’s meeting, as it does not give a realistic approach or represent the lived experience of these roads.

Application No: **2211304** Applicant: Mr N McKenzie
 Ward: Barton Authority: NFDC
 Site: **13 Heathy Close**

Proposal: AMENDED PLANS - Single-storey rear extension; construction of outbuilding.

NMTC COMMENT: OBJECT (Non-delegated) The outbuilding is

- (1) Out of character as doesn’t fit with the local pattern of development;
- (2) Over-dominant, not lessened by the erection of a 2m fence.

Application No: **2211436** Applicant: Mr & Mrs Aurow
 Ward: Becton Authority: NFDC
 Site: **Land of 6 Andrew Lane**

Proposal: Two semi-detached dwellings (Full application further to outline permission 21/10018).

NMTC COMMENT: ACCEPTABLE (delegated) subject to adequate protection of Town Council tree roots to the northern boundary, 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: **2310015**

Applicant: Mr M Goulding

Ward: Fernhill

Authority: NFDC

Site: **Units 17-18 Queensway**

Proposal: Side and rear extension to existing factory (re-submission of approved application 13/11150).

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: **2310016**

Applicant: Mr & Mrs P Davis

Ward: Barton

Authority: NFDC

Site: **60 Chiltern Drive**

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: **2310019**

Applicant: Mr P Read

Ward: Becton

Authority: NFDC

Site: **3 Solent Drive**

Proposal: Side & front extensions; replacement garage; balcony; fenestration alterations.

NMTC COMMENT: OBJECTION (Delegated)

- (1) The design of the building will make this site have greater dominance than it already has, which is detrimental to the street scene;
- (2) It is out of character, contrary to Local Distinctiveness Study text on 'Rhythms, patterns and consistency in features and detail' (page 61).

Application No: **2310021**

Applicant: Mr C Chappin

Ward: Barton

Authority: NFDC

Site: **5 Barton Lane**

Proposal: Two storey side extensions; single storey rear extension; hardstanding and associated landscaping alterations.

NMTC COMMENT: OBJECT (Delegated)

- (1) The two storey extensions with their continuous roof height create a dominance to neighbouring properties and the street scene and is out of character.
 - (2) The choice of non-porous material for the driveway is of concern.
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Application No: **2310022**

Applicant: Mr & Mrs Gould

Ward: Fernhill

Authority: NFDC

Site: **25 Marston Road**

Proposal: Single storey side extension, front porch, and boundary wall.

NMTC COMMENT: OBJECTION (Delegated)

- (1) The side extension breaks the uniformity of set back on Marston Road, contrary to the text on page 39 of Local Distinctiveness Study;
 - (2) The 1.8m close board fencing is out of character, contrary to 'Front Boundary' text on page 39 of Local Distinctiveness Study.
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Application No: **2310036**

Applicant: Mr & Mrs J Wilkins

Ward: Milton

Authority: NFDC

Site: **16 Greenwood Close**

Proposal: Loft conversion.

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: **22/0676** Authority: NFDC
Ward Name: **Milton**
Location: 11 Newlands 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: **23/0012** Authority: NFDC
Ward Name: **Becton**
Location: NMSB, Solent Industrial Estate, Caird Avenue.
Description: Monterey Pine x 1 - Fell; Monterey Pine x 10 Reduce.

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 NFNPA Tree Officer for exceptional reasons. 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.
