



Minutes of the meeting of Planning Committee for New Milton Town Council, held on Thursday 2 March 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	p	S P Davies
	p D E Hawkins	p	D Samber
	p B Murrow	p	D N Tungate
	H Wallis-Dowling		

Officer: Theresa Elliott – Assistant Town Clerk

There were 7 members of the public present.

Mr Howells, agent and Mr Stevenson, applicant for application 21/11677 (17 affordable homes on land south of Milton Barns, Gore Road) addressed the committee. New Forest District Council had decided at Planning Committee on 9 November 2022 that delegated authority be given to the Head of Service to Grant Permission subject to completion of Section 106. There were two main points that the applicant and agent stated were cause for difficulty

- Provision as 100% affordable, for occupation by residents nominated by New Forest District Council. The applicant stated this was the whole purpose of the development, to help New Milton residents. The nomination and cascade provisions state in Tier 1 that are current residents or have strong connection to the town would be offered first.
- Contribution towards education infrastructure. Hampshire County Council were seeking £130,000 and this was a County wide provision, rather than directly apportioned to New Milton schools.

The agent stated that the overall deliverability of the development was resting on the issue, as the Education contribution seemed disproportionate. The situation was contradictory, as if Tier 1 residents occupy the development, it is essential that relevant monies go to New Milton schools in isolation. Being for the benefit of those on housing waiting lists, it was surprising that the scheme was being subjected to the same rules as purely commercial developments.

Mr Ellis, agent for application 23/10116 (10 Langton Close) stated reasoning for the development, the unique nature of site and design response to the locality.

Mr Jackson representing New Milton Residents Association reminded members that it is one year since the application 21/11727 for shopfront alterations and external seating area at 89 Station Road. Nothing had moved on.

It was also remarked that the outcome of Brockhills application 21/11179 at New Forest District Council's meeting on 8 February had been undemocratic.

215. APOLOGIES

Cllr Wallis-Dowling had tendered her apologies.

216. DECLARATIONS OF INTEREST

None.

217. PUBLIC PARTICIPATION

Members voiced their concerns about the issues raised on Milton Barns affordable housing development. If the children are already in catchment due to the NFDC housing allocation policy, the contribution becomes irrelevant. There were calls for an exemption from such Section 106 obligations, as they were contradictory and almost obtuse to penalise the developer. Developers were encouraged to build affordable schemes then penalised for doing so through this bureaucratic requirement.

Regarding Brockhills application, the Chairman stated that he was expecting the necessary Brockhills Road/Sway Road Improvement Scheme and Traffic Management on Sway Road to come to Town Council for comment. He said that the issues pursued by the Town Council will continue then, which included potential priority flow for Brockhills Lane and improvement for Sway Road.

218. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 16 February 2023 be agreed by the Chairman as a correct record.

The Minutes were duly signed.

219. MATTERS ARISING

Minute 208b – Old Cottage Tree Works – originally reported to committee on 17 February 2022. The meeting clerk advised that a payment of £318 had been received on 20 February 2023 from Apex Tree Surgeons, which was for two replacement trees at Long Meadow.

220. LIST OF APPLICATIONS

The list of applications for the period ending 15 and 22 February 2023 were considered (see attached list).

221. LIST OF DECISIONS

The list of decisions for periods ending 15 and 22 February 2023 were noted (see attached list).

222. NEIGHBOURHOOD PLAN

The decision on outline planning application for Family and Youth Hub in Gore Road was due on 10 March.

223. CORRESPONDENCEa) Cancellation of 11 May Planning Committee

Due to the election and additional bank holiday for the Kings Coronation, the above date would be cancelled. The meeting clerk had requested an extension of time to the following meeting (25 May) which was agreed in principle, but there may be need for more urgent ones to be dealt with.

The meeting clerk suggested that she return comment to the principle authorities as necessary during this time.

It was then RESOLVED

That applications be delegated to the meeting clerk between 28 April and 11 May.

b) Tree Preservation Order

- i) TPO/0021/22 at land of 31 Barton Common Lane had been confirmed without amendment.
- ii) The 3 Town Council applications for Ash Die Back works (23/0031, 23/0032, 23/0033) had been approved.

224. NEXT MEETING

The next meeting will be held on 16 March 2023 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 7.35pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
217	Write to Head of Planning to express disappointment and concern at standpoint	Meeting clerk	06/03/2023
217	Draft to committee members for comment, then dispatch copying Portfolio Holder Diane Andrews	Meeting clerk	06/03/2023
223a	Cancellation to be shown on Calendar of Meetings.	Meeting clerk	03/03/2023

Distribution:

Town Councillors;
 District Councillors J L Cleary and C V Ward;
 County Councillors F Carpenter, M Kendal and K Mans;

List of Applications for the period ending 15 and 22 February 2023 – minute 220.

Application No: **2211219** Ward: Milton Authority: NFDC
 Applicant: n/a
 Site: The George Business Centre, Christchurch Road

Proposal: External alterations to the building and outside space, associated with the conversion of the building to eight flats and two dwellings subject of prior application 21/10496; bike and refuse stores.

NMTC Comment: OBJECT (Delegated) The Committee's previous objection is unchanged.

Application No: **2310014** Ward: Barton Authority: NFDC
 Applicant: Mr P Dalton
 Site: 8 Wavendon Avenue

Proposal: Extension to ground & first floor; roof alterations and dormer windows; outbuilding containing office and garden room.

NMTC Comment: OBJECT (Delegated)

- (1) Roof extension height and changed form is out of character, as per text of Local Distinctiveness page 72 regarding Building Format, and page 73 regarding Key Dimensions.
 - (2) The outbuilding negatively affects character, due to amount of site coverage, as mentioned on page 73 of Local Distinctiveness Study.
 - (3) The proposals amount to overdevelopment and are overly dominant.
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Application No: **2310041** Ward: Barton Authority: NFDC
 Applicant: Mr & Mrs Irwin
 Site: 124 Barton Drive

Proposal: Erection of 2m fence, gates and gatepost (Retrospective).

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.

RECORDED VOTE - Cllr Hawkins - Against.

Application No: **2310092** Ward: Fernhill Authority: NFDC
 Applicant: Mr & Mrs R Johnson
 Site: 16 Avenue Road

Proposal: Proposed front extension and roof conversion; dormer windows

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.

RECORDED VOTE - Cllr Hawkins - Against.

Application No: **2310113** Ward: Barton Authority: NFDC
Applicant: Sovereign Housing Association
Site: Aldbury Court, 19-21 Grove Road
Proposal: Use of the site for 20 residential units falling within Use Class C3 (Lawful Use Certificate for retaining an existing use or operation).
NMTC Comment: NO COMMENT

Application No: **2310116** Ward: Becton Authority: NFDC
Applicant: Mr & Mrs Lawford
Site: 10 Langton Close
Proposal: Replacement detached dwelling & detached garage; demolish existing bungalow & attached garage.
NMTC Comment: ACCEPTABLE (Delegated)

RECORDED VOTE - Cllr Samber - Abstained.

Application No: **2310139** Ward: Barton Authority: NFDC
Applicant: Mr W Boyle
Site: 22 Keyworth Avenue
Proposal: Proposed rear and side extension; replacement garage; front porch addition; fenestration alterations.
NMTC Comment: OBJECT (Delegated)
Out of character due to proportion of Site Coverage, as detailed on page 73 of New Milton Local Distinctiveness Study.

Application No: **2310141** Ward: Becton Authority: NFDC
Applicant: Mr & Mrs L Bailey
Site: 25 Lower Ashley Road
Proposal: Small front extension to form porch.
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.
