



Minutes of the meeting of Planning Committee for New Milton Town Council, held on Thursday 27 April 2023 at 6.30pm at the Town Hall.

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

Officer: Theresa Elliott, Assistant Town Clerk

---

There were 7 members of the public present.

Application No. 23/00331 – One person spoke against this application.

Application No. 23/10374 – One person spoke for this application.

Application No. 23/10904 – One person spoke against this application.

256. APOLOGIES  
Cllrs Reid and Samber had tendered their apologies.

257. DECLARATIONS OF INTEREST  
Under agenda item 6, the Chairman advised that tree application 23/0184 had resulted from consultations from a resident to Cllrs Clarke, Davies and Tungate at recent Councillor Surgeries, and follows historic contact on routine issues from the resident through posts held at Town and District Council.

258. PUBLIC PARTICIPATION  
None.

259. MINUTES

It was **RESOLVED:**

***That the minutes of the meeting held on 13 April 2023 be agreed by the Chairman as a correct record.***

The Minutes were duly signed.

260. MATTERS ARISING

The meeting clerk advised the following updates on the action points –

- a) Hampshire County Planning application for Ashley Manor Farm, extraction of sand and gravel, ref 22/10823 – There is a new document publicly available date 14 April, which seeks to answer questions from various authorities ***specifically on the planning application***. This will be discussed at the Planning meeting dated 25 May. Deadline for comment is 30 May.
- b) Brockhills Lane Strategic Site SS10 – An update had resulted in the following
  - The Section 106 legal agreements were likely to take a number of months, possibly not completed until late Summer 2023
  - The application is not formally approved until the legal agreements are complete
  - The public can still comment on the application, but only material issues would potentially change the outcome, such as a change in national policy
  - Highway Safety issues raised at the decision-making meeting at Appletree Court on 8 February 2023 are noted in their minutes, and stated 'The Planning Committee requested that officers work with the Highways department at Hampshire County Council and the Town Council to keep the issue of safety along Brockhills Lane under review.' Reassurance had been recently given by New Forest District Council that this is still the case and is being dealt with outside of the planning application. The minutes had also stated that the 'application was acceptable in planning terms'. An update is expected in due course.
- c) Gore Road Strategic Site SS11 – The Planning agent Dowsett Mayhew had supplied information to further issues such as Viability, Air Quality and Design Code noting that where some technical reports have now been supplied for District Council assessment, others will be part of the Reserved Matters application yet to be made. The document is available on the District Council website.
- d) Station Road condition of road surface – Tim Lawton, County Assistant Direct of Highways has stated that the roadway has been entered into the list for consideration of funding for 2023-24, and inspections will continue to assess need for reactive maintenance and priority placing against the other county wide locations. The reference numbers of previously closed website queries on it have been supplied and are being investigated.
- e) Cricket View, Fernhill Lane – the property had been recently insecure again and owner approached to make it secure. A case is being raised within New Forest District Council to take further action.

261. LIST OF APPLICATIONS

The list of applications for the period ending 12 and 19 April 2023 were considered (see attached list).

262. LIST OF DECISIONS

The list of decisions for periods ending 12 and 19 April 2023 were noted (see attached list).

263. NEIGHBOURHOOD PLAN

None.

264. CORRESPONDENCEa) Delegation in lieu of 11 May meet cancellation

A polite reminder that during 2 March meeting (minute 223a) the meeting clerk had been given delegated power to recommend on applications that will otherwise expire before the next committee meeting on 25 May. The relevant applications will be added to the Town Council website planning page.

b) Planning Appeal Lodged

Notification had been received that application 21/11590, a new dwelling to the rear of 26 Manor Road, was to be decided at appeal. Comments need to be received by 16 May, using link <https://acp.planninginspectorate.gov.uk>, or by post to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

c) Temporary Road Closure

To facilitate Coronation celebrations, the following will be closed on Sunday 7 May -

Kings Road, between junctions Ashley Road and Belmont Road – 8am to 11pm  
Cliffe Road, between properties numbered 26-18 and 35-31 – 11am to 3pm.

d) Roeshot Hill development

BCP Council are in receipt of a Taylor Wimpey application for 43 properties at the Roeshot Hill site in Christchurch. This is the first set of properties on reserved matters application since receiving outline permission for 857 homes in 2019. It includes a new roundabout on the A35 to serve the development. Public consultation ends on 14 May. The application number is reference 8/23/0215RM. Please see link <https://planning.christchurchandeastdorset.gov.uk/plandisp.aspx?recno=118471>

e) 31-33 Compton Road

An update had been requested for the site

- i) 23/10309 – Prior Approval Application to demolish workshop and erect 9 houses. This was awaiting a decision.

*(Post meeting note – on producing minutes a document from Cllr C Ward had been uploaded stating a refusal had been proposed by the officer).*

- ii) 22/11314 – Prior Approval to convert the main building into 10 apartments – Approved.

265. NEXT MEETING

The next meeting will be held after the Council’s Annual meeting on Monday 15 May 2023 which starts at 6.30pm in the Town Hall, which will be to select Chair and Vice-Chair positions.

The next usual meeting of the Planning Committee will be held on Thursday 25 May 2023 at 6.30pm in the Town Hall.

On closing the meeting, the Chairman thanked the committee for their input over the four-year term and thanked the meeting clerk for her continued guidance and support. The meeting closed at 7.40pm.

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

<b>ACTION POINTS</b>			
<b>Minute</b>	<b>Issue</b>	<b>By Whom</b>	<b>By when</b>
260a	Review Ashley Manor Farm document	Meeting clerk	25/05/23

**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 12 and 19 April – minute 261.

Application No: **2200824**      Ward: Bashley      Authority: National Park

Applicant: Mr A Gosheron

Site: Cotswold, Bashley Road

Proposal: Carport.

NMTC Comment: OBJECT (Delegated)

- (1) Forward siting is out of character
  - (2) The building would still be dominant in the rural area
  - (3) It would set a precedent.
- 

Application No: **2210904**      Ward: Barton      Authority: NFDC

Applicant: Mr C Mincham

Site: 45 Sea Road

Proposal: Raise roof to create new first floor with gables; rooflights.

NMTC Comment: STRONGLY OBJECT (non-delegated)

- (1) The proposal would diminish the character of this immediate vicinity, which is characterised by hipped roof bungalows
  - (2) Out of character due Building Format text on page 72 and Key Dimensions page 73 of the Local Distinctiveness study.
  - (3) Potential overbearing impact to number 43 Sea Road.
  - (4) Overdevelopment.
- 

Application No: **2300331**      Ward: Bashley      Authority: NFDC

Applicant: Mr I Chastney

Site: Four Winds, New Lane

Proposal: Continued use of land around the house as garden (application for a Certificate of Lawful Development).

NMTC Comment: NO COMMENT

Members have no material observations or evidence to provide.

---

Application No: **2310256**      Ward: Fernhill      Authority: NFDC  
 Applicant: Mr & Mrs Kelsey  
 Site: Land at 25 Woodvale Gardens

Proposal: New end of terrace dwelling and associated parking.

NMTC Comment: OBJECT (Non-Delegated)

- (1) Lack of required car parking on site in reference to NFDC Car Parking Standards SPD, and lack of alternative off-site parking locally
- (2) Lack of ecological enhancements
- (3) Potential for protected Oak T3 to be under pressure for pruning or felling by future occupiers
- (4) Loss of amenity space for host number 25
- (5) Overdevelopment.

Application No: **2310314**      Ward: Bashley      Authority: NFDC  
 Applicant: Mr P Williams  
 Site: Littlemead House, Sway Road

Proposal: Conversion of freestanding garage to habitable space with two bedrooms in roof space with two dormer windows north facing.

NMTC Comment: ACCEPTABLE (Delegated)

subject to remaining ancillary to the host plus 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: **2310330**      Ward: Barton      Authority: NFDC  
 Applicant: Ms Nicole James  
 Site: 24 Eldon Avenue

Proposal: Removal of existing garage; single-story side extension.

NMTC Comment: ACCEPTABLE (Delegated)

subject to remaining ancillary to the host plus 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: **2310362**      Ward: Fernhill      Authority: NFDC  
 Applicant: Mr & Mrs Turner  
 Site: 10 Marston Road

Proposal: Proposed rear extension; conversion of part of attached garage with raised roof.

NMTC Comment: ACCEPTABLE (Delegated)

subject to Tree Officer approval plus 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: **2310367**      Ward: Becton      Authority: NFDC  
Applicant: Mr R Jones  
Site: 9 Greenside Court, 54 Marine Drive East  
Proposal: Replace exterior railing on south-east elevation with glass balustrade.  
NMTC Comment: ACCEPTABLE (Delegated)

---

Application No: **2310374**      Ward: Barton      Authority: NFDC  
Applicant: Mrs S Postance  
Site: 5 Coastguard Cottages, Barton Lane  
Proposal: Erection of a single-storey mono pitched roof detached studio lounge office to the rear for personal use.  
NMTC Comment: OBJECT (Delegated) The use of brick facing is considered out of character.

---

Application No: **2310411**      Ward: Barton      Authority: NFDC  
Applicant: Mr P Hobin  
Site: 25 Western Avenue  
Proposal: Variation of condition 2 of planning permission 22/10652 to allow amended design.  
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: **23/0172**  
Ward Name: Fernhill  
Location: 82 Oakwood Avenue  
Description: Oak x 1 - 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.

---

Application Number: **23/0184**  
Ward Name: Bashley  
Location: 12 Spinney Way  
Description: Lime x 1 reduce,  
Beech 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.