



Minutes of the meeting of Planning Committee for New Milton Town Council, held on Thursday 25 May 2023 at 6.30pm at the Town Hall.

<u>Councillors:</u>	Chairman	p	S J Clarke
	Vice Chairman	p	B Murrow
	p K E Craze	p	S P Davies
	p W B Davies	p	D E Hawkins
	p P M Moores	p	R A Reid
	p B M Scott-Johns		

In attendance: Cllr J Adams
Officer: Theresa Elliott, Assistant Town Clerk

The Chairman welcomed everyone to the meeting and particularly the newly elected members around the table. He then covered safety and wellbeing matters when present in the meeting area.

During briefings with members, it was noted all the evening's applications were in either Barton & Becton ward, or Milton. Previous committee members Craze and Murrow would take the Barton & Becton applications, with S Davies and Reid taking the Milton ones.

There were 6 members of the public and 1 member of the press present.

Application No. 22/10823 – Two people spoke against this amended application for gravel extraction at Ashley Manor Farm, including representative of Residents Against Gravel Extraction. Issues raised as follows:

Dust travelling on the wind, with the clifftop only 1 mile away which has many trees that show the force of prevailing wind;

Great disadvantage to town and community, with only applicant directly benefitting;

Right of Way replacements being totally unacceptable, adjacent either main road or the site itself and therefore no real replacement of the tranquil existing public right of way that exists. Also, health and safety impact questioned.

Industrialisation of the local character and Green Belt with existing views already showing large gravel mounds to the north of the A337 at this gateway entrance to the town;

Additional traffic movement from the inert material carriage to the site;

Hedgerow removal, few verges and unnecessary cycle/pedestrian crossings;

The appeal in 1998 still has relevance contrary to the applicants' assertions that it is out of date.

Cllr W Davies stated that he recalled the appeal and in particular the potential impact to the water table. The Chairman then stated that matters would be addressed during the presentation and debate.

4. APOLOGIES

All were present.

5. DECLARATIONS OF INTEREST

There were no declarations made with exception of Cllr Adams, being a member of the Parochial Parish Church. This was raised during discussion at minute 12a. This was offered for transparency and had no bearing as not a committee member, nor was a vote required.

6. PUBLIC PARTICIPATION

All matters were covered in the presentation.

7. MINUTES

It was **RESOLVED:**

That the minutes of the meeting held on 27 April and 15 May 2023 be agreed by the Chairman as a correct record.

The Minutes were duly signed.

8. MATTERS ARISING

The meeting clerk advised the following updates on the action point below –

Rail footbridge replacement – minute 257 – The County Officer had been contacted for an update. Unfortunately, he is still waiting for Network Rail to progress matters and stated he would chase for information.

9. LIST OF APPLICATIONS

The list of applications for the period ending 10 and 17 May 2023 were considered (see attached list).

The list of applications delegated to the officer (agreed 2 March 2023, minute 223a) are shown below.

10. LIST OF DECISIONS

The list of decisions for periods ending 10 and 17 May 2023 were noted (see attached list).

11. NEIGHBOURHOOD PLAN

The Chairman stated discussion on land purchase for the Youth and Family Hub would be taking place soon.

12. CORRESPONDENCE

a) Rectory at St Mary Magdalen

The Chairman stated that as Rev Andrew Bailey had now left the parish, the Diocese were likely to move quickly to develop the land. He intends to write to the relevant Portfolio Holder to request the building be added to the District's Local List. This is due to the Historic England application of March 2021 by the Town Council being unsuccessful and subsequent rebuttal of its assessment by New Forest District Council. The building is the only Victorian Rectory left in the District and is within the Conservation Area and deserved recognition.

He also requested the Listed Buildings Working Party meet soon to discuss the matter and several others. He welcomed any interest from new members on the working party, contact to be made directly to the Meeting clerk.

b) 83 Station Road – Stephan's Shoes

An enforcement complaint had been raised following contact to the Town Council regarding the shoe display racks that had reached across 50% of available footpath in recent weeks. Planning enforcement had been advised and on visiting, the racks were replaced elsewhere, and noted that the Highway Authority are responsible in this case as there are no brass studs at pavement level showing land ownership.

A few days later the racks had gone back to the previous position therefore the County Engineer was informed. He has requested the proprietor make a licence application to Hampshire Highways.

c) Making of a TPO

A new TPO has been made for a group of trees in the southwestern corner of site at land of former Becton Centre on the Fairway. The group consists of two Pines and 2 Limes.

d) Visits to sites

As it was a new term, the Meeting Clerk reminded all members that when visiting site, to knock the applicant's door plus neighbours either side and to leave a business card if there was no answer. New business cards are currently being ordered.

13. NEXT MEETING

The next meeting of the Planning Committee will be held on Thursday 8 June 2023 at 6.30pm in the Town Hall.

The meeting closed at 7.52pm.

Chairman _____ Date _____

ACTION POINTS			
Minute	Issue	By Whom	By when
9	Question floorspace on application 23/10405. In line with Technical Space Standards?	Meeting clerk	26/05/23
12a	Draft letter to Portfolio Holder	Meeting Clerk	12/06/23
12a	Schedule meeting of Listed Buildings Working Party	Meeting Clerk	09/06/23

Distribution:

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

List of applications delegated to Officer, with recommendations made (Ward names prior to recent election).

Application No: **23/00519** Ward: Bashley Authority: National Park
 Applicant: Mr R Lockyer
 Site: Stables, New Lane

Proposal: Haybarn

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: **23/10021** Ward: Barton Authority: NFDC
 Applicant: Mr C Chappin
 Site: 5 Barton Lane

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

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: **23/10259** Ward: Bashley Authority: NFDC
 Applicant: Mr D Harker
 Site: 50 Doe Copse Way

Proposal: Front boundary fence

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **23/10387** Ward: Fernhill Authority: NFDC
 Applicant: Mr K Webb
 Site: Paddock Edge, Barrs Wood Drive

Proposal: Demolition of existing single storey annexe; proposed single storey and two storey side extensions including replacement annexe; fenestration alterations.

NMTC Comment: OBJECT (Delegated)

- (1) The extensions are out of character due
 Design, contrary to Local Distinctiveness Study page 40 text on 'Rhythms, patterns and consistency in features and detail'
 Materials, contrary to the relevant section on page 40 of above document
 Roof Form, contrary to page 39 of above document section on 'Building Format'.
 The above document was adopted in 2010 and therefore guides the local character more so than the 1997 application decision on site.
- (2) The two-storey extension will have an overbearing effect on neighbours to the rear, affecting their amenity including perception of overlooking.

Application No: **23/10443** Ward: Barton Authority: NFDC

Applicant: Ms E Marshall

Site: 4 Bouverie Close

Proposal: Rear 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: **23/10465** Ward: Barton Authority: NFDC

Applicant: Mr & Mrs Waterman

Site: 45 Seaward Avenue

Proposal: Detached garage and car port at front of site.

NMTC Comment: OBJECT (Delegated)

- (1) Impact on character as per 'Building Line' text on page 65 of Local Distinctiveness Study, as it does not respect the set back
- (2) (2) Sets a precedent.

Application No: **23/10466** Ward: Becton Authority: NFDC

Applicant: Mr & Mrs Poulouse

Site: 48 Lower Ashley Road

Proposal: Replacement front porch; replace conservatory with single storey rear extension.

NMTC Comment: OBJECT (Delegated)

(The slightly forward siting of the replacement porch shows continued erosion of the set back, therefore contrary to 'Set Back' text on page 44 of the Local Distinctiveness Study.

List of Applications for the period ending 10 and 17 May – minute 9.

Application No: **22/10823** Ward: Barton & Becton Authority: NFDC
 Applicant: NMSB
 Site: Ashley Manor Farm

Proposal: AMENDED – Extraction of sand and gravel, restoration using imported materials to agriculture, enhanced ecological interest and public access and roundabout improvements to access to A337.

NMTC Comment:

STRONG OBJECTION due to the negative impacts caused by additional noise, dust and loss of current biodiversity levels. There was also great concern about potential future health impact of silica, particularly for those most vulnerable.

Application No: **23/10276** Ward: Barton & Becton Authority: NFDC
 Applicant: AJC Group
 Site: The former Becton Centre, The Fairway

Proposal: Erect a block of 31 apartments with associated access, parking and landscaping, demolition of existing.

NMTC Comment: STRONGLY OBJECT (NON-delegated)

- (1) Lack of affordable housing provision (or contribution) therefore contrary to NFDC policy HOU2 and Neighbourhood Plan policy NM2
- (2) Lack of highway related information,
- (3) Lack of parking provision, which is 40% under guidance level and none shown have EV charge points;
- (4) Poor design, with local cues not expressed on this important local site. Current desirability being followed, rather than local character. This is exacerbated by a large 2nd floor element.
- (5) Contrary to Neighbourhood Plan policy NM4, due to lack of adequate planting of native species and climate change mitigation measures, plus lack of ecological information generally;
- (6) Gross overdevelopment of the site.
- (7) Overlooking to nearby neighbouring properties from balconies and windows on floors 1 & 2.

Application No: **23/10370** Ward: Barton & Becton Authority: NFDC
 Applicant: Westcoast Developments
 Site: Becton Rough, Barton Common Road

Proposal: Erect two dwellings to the rear of the plot.

NMTC Comment: OBJECT (Delegated)

- (1) The design and materials used make it out of character, as per text in Local Distinctiveness Study page 60 (Building Format) and page 61 (Rhythms, patterns and consistency in features and detail)
- (2) Lack of measures for climate change mitigation or biodiversity net gain, therefore contrary to Neighbourhood Plan policy NM4 (Design Quality)
- (3) Back land development, which will always be resisted despite the decision at Creek House.

Application No: **23/10382** Ward: Milton Authority: NFDC
 Applicant: Harbourwood Homes Ltd
 Site: 16 South Avenue

Proposal: Sever land and erect 1 chalet bungalow with parking and dropped kerb.

NMTC Comment: OBJECT (NON-Delegated)

- (1) The development of this corner land contravenes text of the appeal on 15/10139, paragraph 10 as it would erode the spaciousness and therefore negatively affect character, and would constitute overdevelopment
- (2) The proximity to the junction, only 15m away would make access/egress risky
- (3) Contrary to Neighbourhood Plan policy NM4 as there are no landscaping plans showing native species use, nor replacement planting for the excessive tree loss
- (4) It would set a precedent

Application No: **23/10405** Ward: Milton Authority: NFDC
 Applicant: Mr M Sheppard
 Site: 57 Ashley Road

Proposal: New dwelling; demolish existing garage.

NMTC Comment: STRONGLY OBJECT (NON-Delegated)

- (1) Out of character, contrary to text of Local Distinctiveness Study page 51, on 'Spatial Setting' and 'Rhythms, patterns and consistency in features and detail',
- (2) Contrary to Neighbourhood Plan policy NM4, as there are no measures to increase biodiversity nor mitigate climate change impacts
- (3) Inadequate parking provision, exacerbating on street parking issues
- (4) Detrimental impact to number 61a, given proximity and overbearing nature of a two-storey dwelling positioned to the south
- (5) Gross overdevelopment

Application No: **23/10452** Ward: Milton Authority: NFDC
Applicant: DPSK Limited
Site: 30-32 Station Road

Proposal: Change of use of first floor from ancillary storage space associated with takeaway below to three residential dwellings (Use Class C3).

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.

TREE APPLICATION

Application No. **23/0219** Ward: Milton Authority: NFDC
Location: Station House, Station Approach
Description: Pine x 3, fell within 1 year. Pine x 1, fell within 2 years. Pine x 1, remove snapped limb and fell within 2 years. Pine x 2, fell asap.

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.

Members were particularly concerned at the potential character impact as this is a gateway site to the town and removal of green canopy would expose the main road to views of the rail line, car park and yard full of shipping containers. This is less than desirable.