



Minutes of the meeting of Planning Committee for New Milton Town Council, held on Thursday 8 June 2023 at 6.30pm at the Town Hall.

<u>Councillors:</u>	Chairman	p	S J Clarke
	Vice Chairman		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		

Officer: Theresa Elliott, Assistant Town Clerk

The Chairman welcomed everyone to the meeting and confirmed the Ward representation for the civic year, as follows –

Ashley North & South – Cllrs D Hawkins and P Moores

Ballard & Bashley wards – Cllrs W Davies and M Scott-Johns

Barton & Becton – Cllrs K Craze and B Murrow

Milton – Cllrs S Davies and A Reid

The Chairman would not take a ward, as was his prerogative. The pairings above aimed to give the new members an amount of support, noting that Cllr W Davies had previously been a Planning Committee member.

There were 4 members of the public present.

Application No. 23/10490 – One person spoke against this application.

Application No. 23/10468 – One person spoke for this application.

14. APOLOGIES

Cllr Murrow had tendered his apologies.

15. DECLARATIONS OF INTEREST

None.

16. PUBLIC PARTICIPATION

All matters were covered in the presentation.

17. MINUTES

It was **RESOLVED**:

That the minutes of the meeting held on 25 May 2023 be agreed by the Chairman as a correct record.

The Minutes were duly signed.

18. MATTERS ARISING

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

Minute 12a – The Rectory, Church Lane – The Chairman stated a letter to Portfolio Holder Derek Tipp had been signed, and Listed Buildings Working Party meeting date set for **Monday 26 June at 2pm** in the Town Hall. An invite had been sent to the existing Working Party which now included Cllr Adams and W Davies. Any members wishing to be included to contact the Assistant Town Clerk to be added to the distribution list for the agenda.

The Chairman had questioned need for a letter to go to the District Council asking for assessment of a group TPO for the site. However, the meeting clerk advised that as the site is fully in the Conservation Area the trees within enjoy the same protection as TPO'd trees. Therefore, New Forest District Council were unlikely to specifically assess them as there was nothing to be gained.

Members also commented on the condition of Col. Wheeler's grave in the churchyard, with concern that it may have fallen in.

19. LIST OF APPLICATIONS

The list of applications for the period ending 24 and 31 May 2023 were considered (see attached list).

20. LIST OF DECISIONS

The list of decisions for periods ending 24 and 31 May 2023 were noted (see attached list).

21. NEIGHBOURHOOD PLAN

The Chairman advised that the Gore Road Youth and Family Hub land option to buy was progressing, with conveyancing searches now complete.

22. GRANT OF PREMISES LICENCE

Notification had been received from New Forest District Council for a premises licence at AGA Polish Shop, 10-12 Whitefield Road. The licence would be for sales of alcohol for consumption off the premises, during the current opening hours of Monday to Sunday, 8am to 10pm.

Members had no adverse comment to make.

23. CORRESPONDENCE

a) Fernhill Lane Emergency Road Closure

A recent online notification had been spotted for the closure owing to a gas leak investigation, which affects the road between junctions of Hollands Wood Drive and Barrs Avenue.

b) The Bed Shop, Fernhill Lane

Enforcement case EN/23/0098 – This case has now been closed by New Forest District Council. Their research has used the oldest Google Earth pictures dated 2008 to ascertain that the advertising on site and car parking on the frontage have been the same since. The advertising therefore is lawfully displayed under Class 13 (for 10+ years) of the Advertising Regulations, plus Class 5.

A County Council licence might be required for the parking if registered as their land by the Land Registry service, however the shop owner states he is in ownership up to the footpath edge.

c) Christchurch Bay and Harbour Flood and Coastal Erosion Risk Management Strategy

Notification has been received for a public consultation on the results of the fourth engagement phase late last year. These are appraisals of short-listed options for their economic, technical, environmental and social viability. The final strategy is due to be adopted next Spring, enabling the leading authorities (BCP and NFDC) to bid for government funding.

The consultation is now open and expires on 27 August 2023. Consultation documents are available at

<https://haveyoursay.bcpCouncil.gov.uk/christchurchstrategyphase5>

There are several events also available for the public, to review the consultation documents.

Tuesday 13 June at Milford on Sea Village Community Centre – 10am to 4pm;

Monday 19 June at Christchurch Library Octagon Space – 10am to 5.30pm

Or an online event on Tuesday 27 June between 7pm and 8.15pm. Tickets need advance booking from <https://www.eventbrite.co.uk/e/christchurch-bay-harbour-strategy-engagement-phase-5-public-event-tickets-642029987977>

d) Walkford Moor Solar Farm

Pre-application information has been supplied regarding a proposal for solar array at land west of Stem Lane and Walkford Brook. The main development site lays outside of the parish boundary however access would be via Stem Lane, from an existing access point just north of the railway bridge.

There will be a public engagement event at New Milton Memorial centre on Wednesday 28 June from 3-7pm.

A formal application is due to be submitted to New Forest District Council in late summer 2023.

24. NEXT MEETING

The next meeting of the Planning Committee will be held on Thursday 22 June 2023 at 6.30pm in the Town Hall.

The meeting closed at 7.50pm.

Chairman _____ Date _____

ACTION POINTS			
Minute	Issue	By Whom	By when
12a	Any remaining members still wanting to be part of the Listed Building Working Party to come forward promptly	Members	18/06/2023
23c	Consultation detail to be added to NMTC website and poster on noticeboard	Meeting clerk	12/06/2023
23c	Report to Planning Committee	Meeting clerk	17/08/2023
23c	Public engagement event to be added to website and noticeboard	Meeting clerk	19/06/2023

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 for the period ending 24 and 31 May – minute 19.

Application No: **23/00590** Ward: Bashley Authority: National Park
Applicant: Mr and Mrs J Southcombe
Site: New Lane Orchard, New Lane

Proposal: Carport.

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.

It appears this site has been incorrectly addressed. From Google Earth we can see dwelling name 'Orchard Lakes' which matches the plans, with 'New Lane Orchard' being to its southeast, opposite the caravan site.

Application No: **23/10329** Ward: Milton Authority: NFDC
Applicant: UK Chiropractic Ltd
Site: Atlas House, 7-9 Compton Road

Proposal: Temporary change of use of first floor from use Class E to use Class C3 for a period of 24 months.

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: **23/10445** Ward: Milton Authority: NFDC
Applicant: Mr and Mrs S Hearson
Site: 9 Branksome Close

Proposal: Proposed first floor side extension to form room in roof space; front extension to front entrance.

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: **23/10463** Ward: Ashley South Authority: NFDC
Applicant: Sarah Gingell
Site: 14 Thornham Road

Proposal: Change of use from C3 (dwellinghouse) to C2 (residential institution).

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **23/10468** Ward: Milton Authority: NFDC
 Applicant: Twelvers Connect
 Site: 48 Station Road

Proposal: Metal shop window shutter.

NMTC Comment: ACCEPTABLE (Delegated)

Application No: **23/10477** Ward: Barton & Becton Authority: NFDC
 Applicant: Mt Lawrence
 Site: 4a Cliff Terrace

Proposal: Installation of sliding doors to first floor balcony.

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: **23/10490** Ward: Barton & Becton Authority: NFDC
 Applicant: Mr & Mrs M Cowles and S.Grace
 Site: Land of 24 and 26 Moorland Avenue

Proposal: Sever land and erect single-storey dwelling; removal of outbuildings; parking; existing access retained.

NMTC Comment: STRONGLY OBJECT (Non-Delegated)

(1) Out of character as it

(a) introduces an incongruous roof form, so contrary to Local Distinctiveness study text on page 72 and 'Key Dimensions' text on page 73.

(b) introduces a high-level fence on the front boundary which is contrary to text on page 72.

(2) Its siting along the rear boundary makes it of greater impact to rear neighbours and removes available rear amenity space

(3) Potential conflict on this well used pedestrian/cycle route, so concerns on highway safety.

(4) Historical archaeological reports from this area have not been represented in the planning application.

Application No: **23/10497** Ward: Ashley North Authority: NFDC
 Applicant: Mr R Farmer
 Site: 55 Oakwood Avenue

Proposal: Remove existing side extension; construct 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.

Application No: **23/10520** Ward: Ashley North Authority: NFDC
 Applicant: Ms V Nash
 Site: 53 Ashley Common Road

Proposal: Two storey side extension. Replace roof increase the height in keeping with the side extension and create a gable to the rear of the property.

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: **23/10526** Ward: Ashley South Authority: NFDC
 Applicant: Mr I Day
 Site: Terrace House, Spring Lane

Proposal: Loft conversion incorporating new roof with increased ridge height; rear extension; new 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.

Application Number: **23/0230**

Ward Name: Barton & Becton
 Location: 8 Ellingham Road
 Description Fell 2 x Pines

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: **23/0234**

Ward Name: Ashley North
 Location: 15 Cull Lane
 Description Reduce 1 x Oak.

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.
