



NEW MILTON
TOWN COUNCIL

Neighbourhood Plan Review Working Party

Notes of meeting held Tuesday 31st October 2023 at 11.30am.

Present – Cllr S Clarke (Chair)

Cllrs J Adams (JA) K Craze (KC) W Davies (WD) D Hawkins (DH) G Blunden (GB) A Reid (AR)

N Saunders – New Milton Heritage Society (NS)

S Larkin – New Milton Residents Association (SL)

J Stamper – New Milton Residents Association (JS)

C Rabbito –Town Development Manager (CR)

T Elliott – Assistant Town Clerk (TE)

Apologies - None

1. Update Site policies (See page 78 of NP document)

The Chairman reminded attendees of the Local Plan restraints on the NP, the document being an aspirational vision for the town, which must meet and be up to date with current policies and legislation, as is the nature of NP the Town Council were reliant on private landowners and businesses to move the aspirations forward.

It was noted we need to do a technical review of the NP, looking at what we need to bring into the NP, for example protection for important buildings of the town, and improving Ashley Parade amongst others.

Key areas and buildings were highlighted:

Gore Road Youth and Family Centre

Negotiations are starting with the Youth Trust with a need to focus on the final plans for the centre as well as an effective business plan. The land has now been acquired by the Town Council with Outline Planning Permission.

Site A, B and C.

It was felt the sites closest to the station are as historically important as Old Milton, and include Milton Hall (NM's original Town Hall), Lloyds Bank, the camper van building (being NM's first post office) and the old wooden taxi building (the oldest building in NM) situated in the station car park.

JS mentioned Drews former ownership of the majority of units within site B and their original designs to develop this site. Drew have since sold a number of these units, now making site B under multiple ownership. The Water Tower was also discussed, noting that it is already Listed (Grade II). It forms part of the area covered by the 2014 Forum Heritage Services report that the Listed Buildings Working Party are using to inform the 'Local List' appendix to the Neighbourhood Plan.

The Chairman suggested that...

Discussions need to continue with the landowners.

Site D and E.

The Bradbeers area has already changed. Site D now has a Marks and Spencer store in ownership of NFDC and Bradbeers are in the process of developing the units next to Marks and Spencer. CR referred to a conversation with Bradbeers earlier this year, in which the improvements to these units were mentioned, along with a plan to improve the windows of their main department store.

The Chairman suggested that...

***The Sorting office needs to be reviewed and considered within the NP review.
(noting it is already on the Listed Building Working Party hit list for the NP)***

Site F.

We need to work with NFDC on this site as its in ownership of the car park. The site also has many landowners.

NM7.

JS raised the cultural and community hub, querying if there was any progress. Unfortunately, progress has so far been unsuccessful on this site. The Town Council had funded agreements to combine the two plots – Memorial Centre and the Council owned bowling club / ASBOC youth building, and to set up one trust with the Memorial Centre. However, negotiations failed between the parties and discussions came to an end.

All agreed to reignite negotiations between the Town Council and Memorial Centre, with hopes to one day achieve a vision for a Cultural and Community Hub.

NM8.

The Chair stated that this is being further investigated, to decipher if there are other options available.

2. Will legislative changes allow?

a. Housing specifically for young people?

There is a need to visit how other councils have approached their policies as the NP is greatly restricted by National policies, Local policies and finding a willing housing developer. AR referred to Eastland's under 35s housing. JS also mentioned housing for over 55's so there must be a way to incorporate the age stipulations under current legislation.

b. Protection for the high street from permitted development changes to dwelling?

There is a need to protect the core hub of our high street. NS raised how inappropriate features have been put in by independent landlords, as a result the character has eroded away.

c. NP to encompass and other desirables?

There is a need to expand out to include.

-Bashley

-Ashley parade

-Accessibility between the areas of our town

The Chairman referred to Green Routes, which are still in progress and a need to build relationships with the National Park and aside from Bashley, New Milton doesn't come under the National Park's remit.

3. Local List – outline on helping protect local buildings of interest.

NS outlined the issues we have with particular buildings in the town. Special interest buildings, in addition to that in the Forum Heritage report of 2014 and those on the Listed Buildings WP hit list:

- Fernhill Manor
- Campervan shop
- West side of Station Road before Cookies Corner (1920's and 1930's)
- West side of Station Road south, plus particular buildings on the East (1930's and 1940's)

The Chairman suggested...

The need to add a layer of protection by creating a Local List as an Appendix to the NP.

4. Consider if we employ a consultant and associated costs.

All agreed to go ahead with a NP Review and that we look at the very necessary potential of using a consultant's expertise. The Town Council have set aside costs for this.

Date of next meeting – to be confirmed.

Meeting closed 12.35pm