



Advice regarding comments on planning applications in New Milton.

The Local Planning Authority for the area is divided between two; New Forest National Park Authority for all applications north of the B3055 (Bashley Cross Road/Sway Road) and New Forest District Council for everything south of this point.

New Milton Town Council is a statutory consultee and therefore can only make recommendations to the relevant L.P.A. within a timescale set by statute; this is a different timescale to that given to householders and local businesses consulted.

If you wish to attend one of our meetings to speak on an application or just listen to debate, please be aware that the Local Planning Authority can only take into account 'material planning considerations' when looking at letters or comments. The most common of these (although not an exhaustive list) are shown below:

Reasons:

Loss of light or overshadowing, overlooking/loss of privacy/visual amenity

Adequacy of parking/loading/turning

Highway safety and traffic generation

Noise and disturbance resulting from use or hazardous materials

Effect on listed building and conservation area or other designations; Archaeology

Layout and density of building or design, appearance and materials

Landscaping, effect on ecology and nature conservation, loss of trees

Local, strategic, regional and national planning policies

Disabled persons' access

Compensation and awards of costs against the Council (L.P.A) at public enquiries

Previous planning decisions (including appeal decisions)

What cannot be taken into account are matters below and are not normally planning considerations such as:

The perceived loss of property value or views

Private disputes between neighbours including that on fence lines/boundaries

The impact of construction work or competition between firms

Restrictive covenants or ownership disputes over rights of way

Potential difficulties in property maintenance

Moral or religious issues / Views about the applicant.

Please note: it is important to understand that the material considerations relevant to any particular application will need to be weighed in the final decision process according to their seriousness and relative importance.

We politely remind you to keep comments to this list and the Chairman will remind you of this during the meeting should this not be the case. The list contents are parameters set by legislation, not the Local Planning Authorities or their statutory consultees, of which we are one.