



Minutes of the meeting of Planning Committee for New Milton Town Council, held on Tuesday 25th February 2025 at 6.30pm at the Town Hall.

<u>Councillors:</u>	Chairman	p	S J Clarke
	p	S P Davies	
	p	W B Davies	p
	p	R Maynard	P M Moores
		B Murrow	p
	p	B M Scott-Johns	R A Reid

Officer: Joy Bean – Administration Officer

There was 1 member of the public in attendance.

Graham Jackson representing New Milton Residents Association asked for updates on several matters:

- a) Milton Barns
- b) Brockhills
- c) The Minerals and Waste Plan
- d) The Co-op at Sea Road
- e) Bradbeers

198. APOLOGIES

Cllrs Bob Murrow and Paul Moores.

199. DECLARATIONS OF INTEREST

None.

200. PUBLIC PARTICIPATION

The Chairman advised that

- a) So far as he knows Milton Barns has been sold to a Housing Association and there would be more news before long.
- b) The update on Brockhills would be covered under correspondence.
- c) There would be more news on the Minerals and Waste plan in the next few weeks.
- d) There was no update for the Sea Road Co-op.
- e) The issues with the Bradbeers application are being addressed with New Forest District Council Urban Design team and the applicant’s architects.

201. MINUTES

It was then **RESOLVED:**

That the minutes of the meeting held on 11TH February 2025 be agreed by the Chairman as a correct record.

The Minutes were duly signed.

202. MATTERS ARISING

The meeting clerk advised all action points from the last meeting had been completed.

203. LIST OF APPLICATIONS

The list of applications for the period ending 12 and 19 February 2025 were considered (see attached list).

204. LIST OF DECISIONS

The list of decisions for periods ending 12 and 19 February 2025 were noted (see attached list).

205. NEIGHBOURHOOD PLAN

None.

206. CORRESPONDENCE

a) Licence Application

Notification from New Forest District Council dated 20 February seeking a pavement licence for 87 Station Road submitted by the Lounges group. They have requested a mixture of furniture and barriers outside the building.

b) Update on Brockhills

A written summary was provided by the Assistant Town Clerk regarding a meeting between members and two representatives of Pennyfarthing on 13th February. The summary note is appended to these minutes. The Chairman highlighted the following matters:

- The development is due to start on 3rd April, with construction materials arriving on site during March.
- Pennyfarthing have already had an extensive road survey done to baseline the condition of the road before work starts. They are legally obliged to repair any damage caused to the highway once works on site take place.
- 61 affordable units, including 21 'first homes' will be clustered through the development – all for locally connected residents only.
- Roads within will not be adopted as not in public interest according to Hampshire County Council, as there are no through roads. The build quality will be to adoptable standard however.
- The site is expected to be completed late 2028.

207. NEXT MEETING

The next meeting of the Planning Committee will be held on **Thursday 13 March 2025** at 6.30pm in the Town Hall.

The meeting closed at 6.53pm

Chairman _____ Date _____

Minute	Task	By whom	By when
	None.		

Distribution:

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

List of Applications for the period 12 and 19 February 2025 – Minute 203.Application No: **24/10830**

Applicant: C Ridout

Ward: Milton

Authority: NFDC

Site: **29-31 Station Road**

Proposal: Amended plan - Provision of One Class E Commercial (Office/Retail) Unit, 4 apartments and 3 mews houses with associated landscape works.

NMTC Comment: Object (delegated) The changes made to the designs are not sufficient to allay previous concerns.

Application No: **25/10007**

Applicant: Ms R Sargeant

Ward: Ashley North

Authority: NFDC

Site: **15 Frampton Close**

Proposal: EV charging point.

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: **25/10085**

Applicant: Mr A Robinson

Ward: Ballard

Authority: NFDC

Site: **Ballard School, Fernhill Lane**

Proposal: Variation of condition 5 of application 23/11285 to allow an amended arboricultural method statement.

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: **25/10099**

Applicant: Ms Huang

Ward: Barton & Becton

Authority: NFDC

Site: **Spin Drift, 15 Marine Drive West**

Proposal: Single-storey rear extension; hip to gable roof conversion and dormers to facilitate creation of second floor; fenestration and exterior material alterations.

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: **25/0050** Authority: NFDC

Ward Name: **Milton**

Location: The Conifers, 42A Lymington Road

Description: Fell 1 x Oak.

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: **25/0055** Authority: NFDC

Ward Name: **Milton**

Location: 15 Aspen Place

Description: Fell 1 x Scots Pine.

NMTC Comment: 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: **25/0059** Authority: NFDC

Ward Name: **Ashley North**

Location: Fairlight, 7 Cull Lane

Description: Reduce 2 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.

APPENDIX – BROCKHILLS LANE SITE

An informal meeting took place between members and two representatives of Pennyfarthing on 13th February, to provide an update on the Brockhills development.

- The development is due to start on 3rd April, with construction materials arriving on site during March.
- The construction access point only, is on Sway Road. This has been agreed with Hampshire County Council and New Forest District Council as regards safety and all other aspects. Once the construction phase has ended, it becomes an emergency entrance only, protected by bollard or safety barrier. All workers vehicles and material compounds will be at the northern end of site, deliberately distanced from the Dane Stream.
- The Sway Road access is only deemed safe for construction traffic due much higher sight lines than a pedestrian or standard vehicle would have.
- Pennyfarthing have already had an extensive road survey done to baseline the condition of the road before works start. They are legally obliged to repair any damage caused to the highway once works on site take place.
- Pedestrians will be able to gain access to the public footpath to the National Park. No crossing has been deemed necessary.
- The development will be phased, starting with areas 1a, 1b and 1c all in the southern section of the site.
- The footpath running through the south end of the site across open space (alternative natural recreational greenspace or ANRG) plus the new public footpath from the end of the site running south along Brockhills Lane, pavement upgrades and crossing point must be delivered before any occupation of houses on site.
- There will be no construction vehicle access from Brockhills Lane
- NFDC are currently assessing the location of compound area and sequence of phased works
- 61 affordable units and 21 'first homes' will be clustered throughout the development – all for locally connected residents only
- Roads within will not be adopted as not in public interest according to HCC, as they are no through roads. The build quality will be to adoptable standard however.
- All open space on site will be managed by a managing agent, and covered by a fee paid by the residents of the development
- Nearby residents will receive communication direct from Pennyfarthing soon, with a single point of contact phone number for any queries.
- All dwellings will be to latest Building Regs standard, so have underfloor heating, air source heat pumps, EV charging points. No solar panels as a 'fabric first' approach is deemed more sustainable long term, so highly insulated etc.
- There are several play areas agreed within the site, with NFDC having agreed the standard and proportion of mobility equipment.
- The site is expected to be completed late 2028.

Theresa Elliott

Assistant Town Clerk