



Minutes of the meeting of Planning Committee for New Milton Town Council, held on Tuesday 6 May 2025 at 6.30pm at the Town Hall.

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

Officer: Theresa Elliott – Assistant Town Clerk.

There was 1 member of the public in attendance.

Julia Stamper, representing New Milton Residents Association, asked whether any news was forthcoming on who might occupy the ground floor unit at 59 Station Road (ex Natwest/KFC).

251. APOLOGIES

Cllr Murrow had tendered his apologies.

252. DECLARATIONS OF INTEREST

None.

253. PUBLIC PARTICIPATION

The Chairman stated that no information was available currently.

254. MINUTES

It was then **RESOLVED:**

That the minutes of the meeting held on 24 April 2025 be agreed by the Chairman as a correct record.

The Minutes were duly signed.

255. MATTERS ARISING

The meeting clerk advised all action points had been completed.

256. LIST OF APPLICATIONS

The list of applications for the period ending 23 and 30 April 2025 were considered (see attached list).

257. LIST OF DECISIONS

The list of decisions for periods ending 23 and 30 April 2025 were noted (see attached list).

258. NEIGHBOURHOOD PLAN

- a) Housing Needs Assessment (Appendix 2) – The Chairman made the following observations
- Housing market area was not self-contained as those that move do so within the wider area of the New Forest, Southampton, Test Valley, Winchester, Eastleigh and Fareham. This document was a desktop study.
 - Paragraph 3.1.8 to 3.1.10 states that as New Milton has an ageing population it is appropriate to have a policy for specialist housing for older people.
 - Section 4 deals with affordability. 75.3% properties are owned compared to national average of 61.3% (New Forest 74.2%) 0.6% shared ownership compared to national average 1% (New Forest 0.6%) Social rented 10.2% compared to national average of 17.1% (New Forest 10.8%) and private rented 14% compared to national average 20.6% (new Forest 14.4%)
 - Tabel 4-3 showed median house prices with all types having grown by 26.5% between 2015 and 2024. There was quite a mismatch between the 2024 median house price (all type) of £375,000 compared to the affordable threshold of £250,000. Although the content was not surprising to members, at this point they expressed great concern for residents
 - To enable a shared ownership (10%) property an annual income of £27,491 was required. Entry level market rent an annual income of £50,000 was required. For an affordable social rent, £18,113 was required in annual salary.
 - AECOM (authors of the report) had stated the net shortfall of properties for affordable rent per annum was 15.
 - Tabel 5-3 covered dwelling size.1 bedroom 9.4% compared to 11.6% national average (8.4% New Forest) 2 bedrooms 33% compared to national average 27.3% (New Forest 25.3%) 3 bedrooms 38.2% compared to 40% national average (New Forest 41.6%) 4+ bedrooms 19.4% compared to 21.1% national average (New Forest 24.7%)
 - Table 5-5 showed the age structure from 2021 census, with 15-24 group at 7.8% of population and 65-84 age group at 30.8%

It was then

RECOMMENDED

That the Housing Needs Assessment dated April 2025 be endorsed and move to Town Council for approval.

- b) Design Codes and Guidance (Appendix 3) – The Chairman outlined the following points
- The document was in draft form and all corrections had been picked up by members of the working party, final version yet to be issued
 - The section on Heritage Value and Historic Development was comprehensive, with the outline of potential Area of Special Character outlined.
 - Section 2.4 covers material uses with pictorial examples

- The section on design codes included sustainable design with suggestions to developers, biodiversity promotion and sustainable drainage
- New character areas are set, known as Settlement Focus Areas (section 4)

It was then

RECOMMENDED

That the Design Guidance and Codes document dated April 2025 be endorsed and move to Town Council for approval.

259. CORRESPONDENCE

a) Grant of Premises Licence

Notification has been received for the unit that was 'Forest Edge,' 6 Westcroft Parade. 'Westcroft Deli' have applied to sell alcohol for consumption on and off premises, between the hours of 8am and 11pm Monday to Sunday. The premises will be open from 7am to 11pm Monday to Sunday.

b) CIL Neighbourhood Proportions

New Forest District Council have informed that the following monies will be forthcoming soon as part of the developments

22/10964 – Rear of 27 Albert Road – 3 bed bungalow - £1,120.50

23/10675 – Becton Rough, Barton Common Road – 4 new dwellings - £6,276.83

23/10490 – 24-26 Moorland Avenue – One new dwelling - £1,197.50

c) Barton and Keyhaven Parking Restrictions

Hampshire County Council member Fran Carpenter has informed that her colleague Cllr Bowerman will be deciding the above on 16 May as part of an online meeting. Representations on the day can be made (using Hampshire County Councils Have your Say procedure <https://www.hants.gov.uk/aboutthecouncil/councillors/speakatmeeting> or via email lulu.bowerman@hants.gov.uk

Cllr Maynard stated that he would be making a representation on the day.

d) Hurst Spit to Lymington Coastline Management Strategy

There are a number of sessions from 10am to 1pm due to be attended by New Forest District Council, the Environment Agency and JBA Consulting for residents to visit and ask questions. See below –

Weds 7 May, Wednesday 2 July, Wednesday 3 September – Lymington Library

Thursday 22 May, Thursday 19 June, Thursday 17 July, Thursday 21 August, Thursday 18 September – Bridge Community Centre Café, Milford on Sea

Wednesday 4 June, Wednesday 6 August – Lymington Town Sailing Club

More information can be found at <https://www.hurstspit2lymington.co.uk>

e) Tree Preservation Order

A new order has been made at land at Engleburn Rest Home, Milford Road. This is a group order and covers all species on land northeast of Engleburn.

260. NEXT MEETING

The next meeting of the Planning Committee will be held following the **ANNUAL MEETING on TUESDAY 13 MAY 2025** in the Town Hall.

The next usual meeting of the Planning Committee will be held on Thursday 22 May 2025 at 6.30pm in the Town Hall.

The meeting closed at 7.35pm.

Chairman _____ Date _____

Minute	Task	By whom	By when
258a	Document to Town Council 13 May	Meeting clerk	08/05/2025
258b	Document to Town Council 13 May	Meeting clerk	08/05/2025
259c	List Cllr Maynard to take part	Meeting clerk	09/05/2025

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 23 and 30 April 2025 – Minute 256.

Application No: **25/10336** Ward: Ashley South Authority: NFDC
Applicant: Mr W Gallacher
Site: 1 The Parade, Ashley Road

Proposal: Change of use of part of building to launderette; sub-division of exiting shop unit into 2 separate units, print shop (class e) retained and separate launderette (sui generis) (Retrospective).

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.

RECORDED VOTE - Cllr Hawkins objected.

Application No: **25/10343** Ward: Ashley North Authority: NFDC
Applicant: Mr Emmett
Site: 76 Brook Avenue North

Proposal: Single-storey rear and side extension; alterations to the existing front porch; raised patio; demolish existing garage.

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: **25/10363** Ward: Barton & Becton Authority: NFDC
Applicant: Mrs T Shaul
Site: 14 Arnolds Close

Proposal: Removal and replacement of existing rear conservatory with 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: **25/10387** Ward: Ballard Authority: NFDC
Applicant: Mr Luke Hockley
Site: 15 Leigh Road

Proposal: Rear/side extension and removal of existing garage

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: **25/0176**

Ward Name: Milton

Location: Marandell, 1 Mount Close

Description Scots Pine x 1 - reduce.

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.

Application Number: **25/0180**

Ward Name: Barton & Becton

Location: Berrington, 74 Becton Lane

Description Holm Oak x 1 - reduce.

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.

Application Number: **25/0184**

Ward Name: Barton & Becton

Location: 18 Marine Drive

Description Sycamore x 5 - reduce

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.

Application Number: **25/0187**

Ward Name: Barton & Becton

Location: 6 Spindlewood Close

Description Lime x 1 - reduce; Birch x 1 - reduce.

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.

Application Number: **25/0199**

Ward Name: Ashley North

Location: 79 Manor Road

Description Oak x 1 - reduce.

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.
