

NEW MILTON TOWN COUNCIL

Minutes of the Meeting of the Planning Committee of the New Milton Town Council held on Thursday 4 February 2010 at 7.30 pm in the Town Hall, Ashley Road, New Milton.

Chairman	p	J R Mason
Vice Chairman	p	S J Clarke

Councillors:

	G C Beck	p	Mrs V Schooling
p	P Harris		P R Woods
p	Mrs M A Lloyds		J S Wright
p	T H Merifield		

Apologies: Cllrs G C Beck, P R Woods and J S Wright.

In Attendance: Officer: Theresa Elliott, Assistant Town Clerk.

PART 1 - PUBLIC SESSION

In attendance: 10 members of the public.

Application No. 95023 - 1 person spoke for and 1 against this application.

Application No. 95038 - 1 person spoke against this application.

Mr Franklin of Bashley Common Road questioned members on their decision regarding application 94798 (Longacres, Bashley Common Road) at the last meeting, making comparison with application 94971, which was yet to be discussed. Cllr Clarke and the Assistant Town Clerk explained the reasoning behind the decision for application 94798.

167. **DECLARATIONS OF INTEREST**

The Chairman declared both personal, and personal and prejudicial interest under item 4 (application 94038) as a relative may be involved in sale of the dwellings should they receive planning permission. Therefore he signed the register and withdrew from the meeting for the duration of this application. The Vice-Chairman presided in his absence.

168. **MINUTES**

It was **RESOLVED:**

That the minutes of the meeting held on 21 January 2010, be signed by the Chairman as a correct record.

The Minutes were duly signed.

169. MATTERS ARISING

A letter regarding the potential felling of a protected tree under application 94928 (land at Myrtle Cottage) has been forwarded to the manager of the District Councils Environmental Design team, Neil Williamson. This is as a result of discussion at the last meeting and subsequent request of the Assistant Town Clerk from Cllr Clarke who chaired.

170. LIST OF APPLICATIONS

The Committee considered planning applications for the period ending 20 and 27 January 2010. (see attached list).

171. LIST OF DECISIONS

The decisions for the period ending 20 and 27 January 2010 were noted.

172. LOCAL DISTINCTIVENESS STUDY

The report provided to members (Appendix A previously circulated) advised that the document intended to supplement the District Council Core Strategy policies CS2 and CS3, to be used when determining planning applications and give added weight to the decision if appealed against. Aimed at householders, landowners, businesses and developers alike, it would inform design positively, by highlighting the required respect for existing character by maintaining positive features.

Several issues were highlighted in the report, as follows –

1. Page 21 shows the guidance for 'Density', which is a nationally set target. If the level of parking required under the District Council's supplementary planning guidance 'Provision of car parking for residential dwelling' (2008) creates a depletion of the streets attractiveness, which Planning Guidance document will be given precedence?
2. Page 26 - Although the text regarding the graffiti wall appears critical, it does not create an inclusive feel but would suggest this is more relevant as twilight comes, when older users generally return home.
3. The Town Centre map on page 27 details the poor impression that the railway area provides, and suggests improvements that it is believed may be echoed by some Town Council members. (During the meeting there was general agreement with this point.)
4. Page 59 mentions Barton Common having 'potentially great wildlife benefit if managed sympathetically', and page 60 'Green infrastructure' text.
5. Page 96 - The West Town character area details listed buildings within the 'Locally significant buildings' guidance. For consistency, the same should occur across the other character areas.

The Chairman also reminded members that when attending a District Council meeting on 19 November 2009, Cllr Woods had requested Ashley Manor Farm be included. It was agreed at this meeting that the farm be included in the text of 'Becton Bunny Valley' area to set the context, but not within the boundary as it is not part of the built up area. This has not happened.

(Post meeting note: at the same meeting it was suggested that the document be tested against several sites prior to consultation stage. If these tests have taken place the results have not been communicated. Refer minute 127 a (vi) and (vii) of 19 November 2009.)

After consideration and discussion, it was agreed that the following be sent in response.

'The Town Council congratulates the District Council on this well researched and cohesive document, with its acknowledgement of the desecration of New Milton's character over the decades of poor planning policies, and hope that its content will give the required weight to support Core Strategy policies CS2 and CS3 when used at appeal. The significant changes required will hopefully start to be visible in the first few years of decisions made after the documents adoption. However, we are disappointed that Ashley Manor Farm has not been included, contrary to the discussion at the meeting of the District's Planning and Transportation Review Panel of 19 November 2009, where it was agreed to include it in the 'Becton Bunny Valley' area text to set the context. At the same meeting it was also requested the document be tested against several example sites prior to consultation. We have not been notified of the outcome of these tests. The Planning Committee would appreciate correspondence on these last two points'

The above points 1-3 and 5 will be forwarded, as will a list of minor grammatical and consistency issues. At point 4, the following will be given in response. 'The Town Council welcome further guidance on management of our open space if the District Council does not think it currently appropriate'.

The Chairman reminded members that the document would also be discussed at the Town Council meeting on 15 February, and any other members that had issues to raise should do so, preferably in writing, to the Assistant Town Clerk prior to this date. If issues are raised after this date, there will not be opportunity for further public debate prior to the consultation end date of 1 March. The Chairman and members thanked the Assistant Town Clerk for her report.

173. CORRESPONDENCE

a) Planning Appeals Lodged

The following appeals, lodged with the SoS for Communities and Local Government against decisions by New Forest District Council, were noted:

Application No. 94522 – First floor extension – Pebble Beach, Marine Drive, Barton on Sea, New Milton.

This appeal will be decided by written representations which should be received at the Planning Inspectorate offices, Room 3/15, Temple Quay House, 2 The Square, Temple Quay, Bristol, no later than 8 March.

Application No. 93521 – Development of 14 dwellings comprised 2 pairs of semi-detached town houses; 1 block of 10 flats; access; carports/garage; associated parking and landscaping – land of 77-83 Sea Road, Barton-on-Sea, New Milton.

This appeal will be decided by a Hearing, with date and venue yet to be advised. Any further representations should be received at the Planning Inspectorate offices, Room 3/15, Temple Quay House, 2 The Square, Temple Quay, Bristol, no later than 8 March.

b) Planning Appeal Decision

The following planning appeal decision has been received from the Planning Inspectorate in respect of the following application:-

Application No. 94618 – Loft conversion – 21 Heathwood Avenue, Barton-on-Sea, New Milton. **Appeal Dismissed.**

The appeal decision was noted.

c) New Forest District Council Planning Development Control Committee.

Notification has been received that the following applications will be considered at the above meeting on 10 February 2010. If the Committee wishes to send a representative to speak on any application shown below, the District Council must be informed by mid-day on Monday 8 February. The applications concerned are –

Application No. 94715 – Retail unit; parking; landscaping; 2.2m high fence to eastern and southern boundaries (amended plans) – Land of 3 Barton Court Avenue and 49-53 Lymington Road, Barton-on-Sea – The officer report recommends that the decision be delegated to the Head of Planning.

The members were shown a plan of the amended design, which is due to be discussed at the above meeting.

Application No. 94924 – Attached house and garage – 1 Powis Close, New Milton – The officer report recommends that the decision be delegated to the Head of Planning.

The Chairman advised the Committee that Cllr Beck is due to attend the meeting.

d) Meeting of the New Forest District Council Licensing Sub-Committee.

Notification has been received that the hearing for review of Ashley Hotel's Premises Licence will be on Friday 12 February at 10am. It will take place in the Council Chamber at Appletree Court, Lyndhurst.

174. ANY ITEM WHICH THE CHAIRMAN CONSIDERS URGENT

None.

175. NEXT MEETING

Thursday 18 February 2010 at 7.30pm in the Town Hall, Ashley Road, New Milton.

There being no further business to discuss, the meeting closed at 9.00pm.

Chairman _____

Date _____

Distribution:

Town Councillors;
District Councillors Mrs F Carpenter, Mrs J L Cleary;
County Councillors M Kendal, K Thornber;
New Milton Library;
Press.

List of Applications for the period ending 20 & 27 January 2010 – Min 170.

Application No: **94971** Ward: Bashley Authority: NFDC

Applicant: Mr Mallory

Site: Ballard School, Fernhill Lane

Proposal: 2.4 metre high boundary fence to swimming pool.

NMTC Comment: ACCEPTABLE

Application No: **95023** Ward: Becton Authority: NFDC

Applicant: Solent Industrial Estates Ltd

Site: Land east of Caird Avenue & south of Carrick Way

Proposal: 54 dwellings; 10191 m2 of B1 use; 6430 m2 of B2 use.(Outline with details only of access)

NMTC Comment: ACCEPTABLE, subject to the District's Arboriculturist and Environmental Health Officer opinion. The members request that the southern most access point should have 'left turn only' when joining Caird Avenue to ease safety and congestion concerns.

Members of the public present were advised that any discussion of potential Town Council management for the on site open space, and contributions associated, would be held initially at the Amenities Committee.

Application No: **95038** Ward: Barton Authority: NFDC

Applicant: Mr Simon Jackson

Site: 56 & 56a Barton Court Avenue, Barton on Sea

Proposal: 6 houses; garages; 1 bungalow; garages; parking; demolition of existing (Outline application with details only of access and layout)

NMTC Comment: ACCEPTABLE, subject to the Arboriculturist and Highway opinion. The proposed removal of one protected tree is concerning, and must be retained if its longevity would otherwise not be in question.

Application No: **95054** Ward: Fernhill Authority: NFDC

Applicant: Mr R Shields

Site: 9 Kennard Court

Proposal: Conversion of garage for ancillary accommodation (Lawful dev Certificate that permission is not required).

NMTC Comment: OBJECT.

It is believed a full application should be submitted as front elevational changes are proposed. Such development was not included in the change to permitted development rights in October 2008.

Application No: **95062** Ward: Fernhill Authority: NFDC
Applicant: Mr Sullivan
Site: Land south of Danestream Farm, Sway Road
Proposal: Use of land for siting of portacabin as a cook house (variation of Condition 1 of permission 89156 to allow use until 31/01/2013).
NMTC Comment: ACCEPTABLE

Application No: **95065** Ward: Barton Authority: NFDC
Applicant: Mr George
Site: 44 Barton Court Avenue, Barton on Sea
Proposal: Front & rear dormers in association with new first floor.
NMTC Comment: ACCEPTABLE

Application No: **95067** Ward: Milton Authority: NFDC
Applicant: Tesco Stores Ltd
Site: Tesco Supermarket, Caird Avenue
Proposal: Air conditioning units.
NMTC ACCEPTABLE, subject to Environmental Health opinion.

Application No: **95141** Ward: Bashley Authority: NFDC
Applicant: Ms Cheesman
Site: 40 Marley Avenue
Proposal: Single storey side extension.
NMTC Comment: OBJECT
There is concern that the extension, with its self-containment and external doors, would lend itself to sub division in the future therefore changing the overall character.

Application No: **94872** Ward: Bashley Authority: National Park
Applicant: Mrs Coomber
Site: Pinewoods, St Johns Road
Proposal: Single storey rear extensions; roof alterations to facilitate first floor accommodation; extension to rear conservatory.
NMTC Comment: ACCEPTABLE, subject to Heritage Area policies.
