

MILFORD-ON-SEA PARISH COUNCIL
Minutes of the 541st Planning Committee Meeting held 2nd July 2018
in the Village Hall, Park Road at 6.30pm



Planning Committee Minutes

Members:

Sue Whitlock (Chair)	P	Peter Jennions	P	Pauline Taylor	
Patricia Banks (Vice Chair)	P	Bob Bishop	P	Kenneth Cameron	P
Matthew Goode	P	Gina Maziere	P	Donald Darbshire	P
Tim Cowell	P	Ivan Chandler	P	Jane Coster	P

In Attendance:

5 members of the public; Sarah Pitt (Assistant Parish Clerk), District Cllr Pauline Hopkins; County Cllr Fran Carpenter.

1. DECLARATIONS OF INTEREST

None

2. APOLOGIES

Received from Cllr Taylor.

3. PUBLIC PARTICIPATION

Whilst waiting for a member of the public to arrive, the following tree work applications were heard:

Application No:	TPO/18/0541
Site:	7 Milford Court, Milford-on-Sea SO41 0WF.
Proposal:	Pollard 1 x Willow tree.

The Committee noted the Tree Warden's report. After discussion, the Parish Council agreed to submit the following comment:

"The Parish Council has some concerns that pollarding will render the tree in an unattractive state for a number of years. It also is concerned that the work is not carried out in the very hot weather so as not to cause harm the tree, which it regards as attractive with high amenity value.

Notwithstanding this, it defers the decision to the arboriculturalist."

Application No: TPO/18/0525
Site: 7 Lyndale Close, Milford-on-Sea SO41 0QP.
Proposal: Prune 3 x Monterey Pine trees.

The Committee noted the Tree Warden's report. After discussion, the Parish Council agreed to submit the following comment:

"The Parish Council would support the careful management of these important trees on the skyline of the village."

Application No: TPO/18/0465
Site: Orchard Cottage, Church Hill, Milford-On-Sea, SO41 0QJ.
Proposal: Prune 1 x Horse Chestnut tree

This Application has already been decided.

With the agreement of the Committee, **Application number 18/10760 - 12 Shorefield Road, Milford-on-Sea**, was brought forward.

The Chair summarised the key points of the Case Officer's Report and invited a member of the public to speak. The member of the public stated the application was for a small side extension to provide a larger kitchen for the property. Another member of the public said they felt the application represented overdevelopment of the site. The Chair noted the application was not for the enlarged first floor, permission for which had already been granted but just the small single storey side extension.

Support but would accept the decision reached by the District Council's Planning Officers under their delegated powers if contrary to the Parish Council's observation.

3 members of the public left the meeting at 6.45pm.

With the agreement of the Committee application **18/10799 and 18/10800 - The Old Mill, Milford-on-Sea -on-Sea**, was brought forward.

The Chair summarised the key points of the Case Officer's Report and noted that the Conservation Officer's report was not available. She also noted there were 42 comments of support for the scheme.

The committee voted to support the application and to not accept the Officer's decision if different.

Support.

2 members of the public left the meeting at 6.55pm.

With the agreement of the Committee application **17/10606 - Land north of School Lane, Milford-on-Sea, Milford-on-Sea**, was brought forward.

The Chair noted there was no updated Case Officer's Report. The Committee also noted the comments of the District Council's Strategic Housing Officer who noted that the scheme did not meet the requirements of the policy for affordable housing.

The Committee noted that the report regarding the Economic Viability of the site was bound to say that any fewer larger homes or any additional affordable housing would make the scheme unviable. A Councillor commented that if housing numbers and tenure could be ignored for this site in the current Local plan then proposals for the new revised Local Plan would be meaningless. Another councillor commented that the Parish Council could wait longer for a more suitable scheme if this scheme was refused. Another councillor commented that the Parish Council would receive in the region of £0.25 million for the public open space and there would be CIL money forthcoming from the scheme. However, the Parish Council would rather not have this money if this scheme was the price for that.

The committee voted, unanimously, to object to the application and not to accept the Case Officer's decision if different to its own. The committee ratified the following comment:

"Recommend REFUSAL.

A great many Milford-on-Sea residents have objected strongly to the application by Pennyfarthing Developments for 42 homes on the above site. The main concerns of the residents and the objections of the Parish Council are:

- The land formed part of the Green Belt until it was de-selected in order to build 30 affordable homes. The village has pressed for the building of affordable homes for local people and agreed that, in accordance with the Local Plan, this Green Belt land should be used to provide these much-needed homes.
- The Planning Inspector ratified this development and ruled that no more than 30 houses could be built on the site. Also included in his ruling was the provision for public open space, allotments and a drop off point for the school. The homes were to consist of 1/3 affordable rented houses, 1/3 shared ownership houses and 1/3 small market homes.
- The current application for 42 homes would supply 6 flats as the only affordable rented accommodation - 4 x 2 bedroom and 2 x 1 bedroom. In addition to 6 shared ownership two bedroom houses the developer has included 7 'starter' homes as part of its obligation to provide affordable housing. These starter homes will not be an option for either the local families on the housing register who are in desperate need of rented accommodation in Milford or for other families or young people seeking to join the housing ladder. Indeed, NFDC's own Strategic Housing Officer has pointed out that a family would have to earn around £42,000 pa to be able to buy one of these houses. We object most strongly to the assertion that this provision can form part of the affordable obligation. The remainder of the houses proposed for the site are large 'executive' style houses, of which Milford-on-Sea has no shortage.
- The Parish Council, the School and residents are all convinced that the siting of the car park is too close to a hazardous bend on the B3058. The drop-off must be to the south of the school, where the Planning Inspector had envisaged it. No more Green Belt land should be concreted over.

This application does nothing to alleviate the shortage of affordable housing for local people.
This application contravenes the ruling of the planning inspector and the terms of the local plan.
This application disregards Green Belt policy.

The Parish Council asks that you refuse this application."
2 members of the public left the meeting at 7.10pm.

4. MINUTES OF THE LAST PLANNING MEETING

It was **RESOLVED** that the Minutes were a true record of the meeting held 4th June and they were duly signed by the Chair.

5. PLANNING APPLICATIONS

Tree Work Applications

See Item 3.

Planning Applications

Application No: 17/10606

Site: Land north of School Lane, Milford-on-Sea.

Proposal: Development of 42 dwellings comprised: 17 detached houses; 8 semi-detached houses; 11 terraced houses; 6 flats; garages; parking; landscaping; estate roads; junction access; footpaths; open space, play area; 5 allotments; cycleway).

See item 3.

Application No: 18/10603

Site: 25 Sea Road, Milford-on-Sea SO41 0PH.

Proposal: Variation of condition 2 of Planning Permission 16/11633 to allow amended plans to allow photovoltaic & solar hot water panels to south & rear roof slopes to plot 2; reduced height boundary fence and hard standing to plot 1.

The Committee noted the Case Officer's report.

Support but would accept the decision reached by the District Council's Planning Officers under their delegated powers if contrary to the Parish Council's observation.

Application No: 18/10723

Site: 27 Sea Road, Milford-on-Sea SO41 0PH.

Proposal: Single-storey front, side and rear extensions.

The Committee noted the Case Officer's report.

Support but would accept the decision reached by the District Council's Planning Officers under their delegated powers if contrary to the Parish Council's observation.

Application No: 18/10728
Site: Land of 41 Kivernell Road, Milford-on-Sea SO41 0PP.
Proposal: Chalet bungalow; shed/bike store; parking; landscaping; access alterations.

The Committee noted the Case Officer's report.

Support but would accept the decision reached by the District Council's Planning Officers under their delegated powers if contrary to the Parish Council's observation.

Application No: 18/10730
Site: Hordle Manor Farm, Cliff Road, Milford-on-Sea SO41 0NW.
Proposal: Structural works and associated repairs; drainage repairs (Application for Listed Building Consent).

The Committee noted the Case Officer's report.

Support but would accept the decision reached by the District Council's Planning Officers under their delegated powers if contrary to the Parish Council's observation.

Application No: 18/10760
Site: 12 Shorefield Road, Milford-on-Sea SO41 0RX.
Proposal: Raise roof in association with first-floor extension; side extensions.

See item 3.

Application No: 18/10799
Site: The Old Mill, Milford-on-Sea SO41 0RL.
Proposal: Refurbishment and extension of existing buildings to create a single dwelling with glazed links; provision of garage/car port; new access including bridge over mill pond; landscaping.

See item 3.

Application No: 18/10800
Site: The Old Mill, Milford-on-Sea SO41 0RL.
Proposal: Refurbishment and extension of existing buildings to create a single dwelling with glazed links; provision of garage/car port; new access including bridge over mill pond; landscaping (Application for Listed Building Consent).

See item 3.

Application No: 18/10848
Site: 27 Sharvells Road, Milford-on-Sea SO41 0PE.
Proposal: Single-storey side extension.

The Committee noted the Case Officer's report.

Support but would accept the decision reached by the District Council's Planning Officers under their delegated powers if contrary to the Parish Council's observation.

Application No: 18/10850
Site: 27 Park Road, Milford-on-Sea SO41 0QU.
Proposal: Roof alterations in association with new first floor; single-storey rear extension; garage).

The Committee noted the Case Officer's report.

Support but would accept the decision reached by the District Council's Planning Officers under their delegated powers if contrary to the Parish Council's observation.

Lawful Development Certificate (information only)

Application No: 18/10656
Site: 11 Mill Meadow, Milford-on-Sea SO41 0QU.
Proposal: Use of garage as ancillary living; conservatory; fenestration alterations (Lawful Development Certificate that permission is not required for proposal).

The Committee noted the application.

6. PLANNING DECISIONS

The following applications have been **granted**:

- a. 18/10443 – 29 Kivernell Road, Milford-on-Sea. Tw-storey side extension.
- b. 18/10385 – 26 Solent Way, Milford-on-Sea. Single-storey side extension.
- c. 18/10392 – 12 Kivernell Road, Milford-on-Sea. Two-storey side extensions.
- d. 18/10593 – 12 Kivernell Road, Milford-on-Sea. Replacement boundary fence; gate piers and gate (Part Retrospective)
- e. 18/10318 – 45 Shorefield Way, Milford-on-Sea. First floor front and side extension; single-storey rear extension; fenestration alterations (Amended).
- f. 18/10569 – Uplands, Pless Road, Milford-on-Sea. Outbuilding for use as residential annexe.
- g. 18/10549 – Land of 28 Whitby Road, Milford-on-Sea. House; access; parking; landscaping.
- h. 18/10156 – Milford-on-Sea Village Community Centre, 9 Sea Road, Milford-on-Sea. Single-storey side extension.
- i. 18/10592 – Little Compton, Pless Road, Milford-on-Sea. House; detached garage demolition of existing.
- j. 18/10639 – Freshfield, Barnes Lane, Milford-on-Sea. Two-storey front extension.
- k. 18/10531 – Beach Hut 319, Hordle Cliff, Milford-on-Sea. Repairs to existing beach hut (Retrospective).

These applications were **supported** by the Planning Committee but it was agreed to accept the Case Officer's decision if contrary to their own.

- l. 18/10111 – Beach Hut 319, Hordle Cliff, Milford-on-Sea. Two solar panels to beach hut.

This application was also **objected to** by the Planning Committee

The following applications have been **refused**:

- m. 18/10506 – 69 Carrington Lane, Milford-on-Sea. Roof alterations in association with new first floor.
- n. 18/10477 – 3 Lyme fields, Milford-on-Sea. Roof alterations in association with new first floor; two-storey rear extension; balcony; single-storey front, rear and side extensions; porch; fenestration alterations.

These applications were also **objected to** by the Planning Committee

- o. 18/10504 – 1 Love Lane, Milford-on-Sea. Roof alterations in association with new first floor; single-storey rear extension; porch.

This application was **supported** by the Planning Committee but it was agreed to accept the Case Officer's decision if contrary.

7. APPEALS

Nothing to report.

8. ENFORCEMENTS

Carrington Caravan Park. NFDC Enforcement Team is continuing to investigate. The two additional fields have permission for recreation use only. **Parish Council to raise the concern of increased sewage to the District Council.**

9. PLANNING DEVELOPMENT CONTROL COMMITTEE MEETINGS

- a. 13th June -
 - i. Beach Hut 319, Hordle Cliff, Milford-On-Sea. See item 6j.
 - ii. 3 Lymefields, Milford-On-Sea. See item 6n.
- b. 11th July - Land north of School Lane, Milford-on-Sea. See item 3.

10. LICENCE APPLICATIONS

- a. Milford Arts & Music Festival - Sale of alcohol. 18/7/18 – 22/7/18. **No objection.**
- b. Lytton Lawn Touring Park – BBQ & Sale of Alcohol, 4/8/18, 11/8/18, 18/8/18. **No objection.**

11. COASTAL REVIVAL FUND

Cllr Coster reported she and Cllr Chandler and the Clerk had attended a meeting with the District Council’s Coastal Officer who had requested Parish Council support in their application for a grant from the Coastal Revival Fund. The grant would be used to improve ramp and step access on the seafront from the Needles Eye café to Hurst Spit.

The committee agreed to write a letter of support for the application to the District Council

12. CORRESPONDENCE

None.

13. MATTERS FOR INFORMATION

- a. Cllr Cowell reported a sewage leak in Keyhaven on 24th June which was due to faulty programming of the generator, following a power cut. **Parish Office to report to Environmental Health.**
- b. Saltgrass Lagoon meeting. Several Parish Councillors had attended a meeting organised by the Keyhaven Forum. There was concern that flooding of the lagoon was already occurring but that due process and consultation had not been followed. **This item to be put on the next full Parish Council meeting agenda.**
- c. Cllr Goode reported the bins had been removed from the lower levels of Hordle Cliff Beach and that a number of Beach Hut Owners and residents had expressed concerns. **Parish Office to check the situation with NFDC.**
- d. Cllr Goode requested the item of Memorial Benches in the Pleasure Grounds be put on the next full Parish Council meeting agenda. **Agreed**
- e. Cllr Bishop reported a meeting had been scheduled with Colin Reed from NFDC regarding cycling on the seafront and the poor state of the grassed area of the promenade.

There being no further business the meeting closed at 8.00pm.

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Chair, Planning Committee

Dated: