

MILFORD-ON-SEA PARISH COUNCIL
Minutes of the 547th Planning Committee Meeting held 4th February 2019
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		Kenneth Cameron	P
Matthew Goode	P	Donald Darbshire	P	Jane Coster	P
Tim Cowell	P	Ivan Chandler	P	Anne Cullen	P

In Attendance:

District Cllr Hopkins, Sarah Pitt (Asst. Parish Clerk), Graham Wells (Parish Clerk), 19 members of the public.

1. DECLARATIONS OF INTEREST

Cllr Cameron declared an interest in item 4 – Tree Work Application TPO/19/0052 – **Needles Court**.

2. APOLOGIES

Cllr Taylor.

3. PUBLIC PARTICIPATION

With the agreement of the committee, **application 18/11672, Lytton Lawn, Lymore Lane, Milford-on-Sea** was brought forward. The Chair invited the applicant to speak. The applicant outlined the plan to change the site from 138 touring pitches to 52 static caravans permanently sited there. The applicant described the current market conditions and the rationale behind the application and said that although the onsite shop would go, the number of staff members on the site should remain the same.

The Chair thanked the applicant and invited other members of the public to speak. There was a discussion about play provision on the site, which the applicant stated was to be on a small area adjacent to the boundary with the Lylington Road. Other members of the public expressed concerns about the pressure put on the sewerage system from the 52 permanently-plumbed caravans, as opposed to the current small sanitation block. Another member of the public commented on the reduction in numbers of accommodation from 138 to 52. Other questions relating to size and colour of the caravans were tabled. A member of the public commented that the caravans would become second homes. The applicant stated the licence did not allow for permanent occupation and this would be enforced.

CLlr Whitlock summarised the main online objections as being the effect on the greenbelt and the visual impact of the permanent caravans, sewage and drainage concerns and the loss of inexpensive holiday facilities for families and the knock on effect this could have on village businesses.

CLlr Jennions commented that there was currently a lack of touring sites in the area and this proposal would be a further blow to tourism in the area.

After discussion, the committee voted to object to the application and would not accept the officers' decision if different. The following comment to be submitted:

"Recommend REFUSAL.

The Parish Council has the following concerns about this application:

1. Impact on greenbelt: permanent static caravans will be unsightly all year round and will introduce built form into this verdant area, taking up the entire site which is currently largely grassed. It will drastically alter the character and open appearance of the area. In addition, the engineering works to create the larger concrete hardstandings for the statics to sit on along with the sewage and water connections, would have a large impact on the environment.

2. Sewerage, surface water and drainage - the plumbing for 52 static caravans will put pressure on the already overloaded sewer system in this part of the village. Lymore Lane is susceptible to flooding in parts and the concrete hardstandings of the statics will contribute to increase run-off and exacerbate this issue.

3. Loss of low-cost family touring site - the village and its environs have no other fully-serviced touring sites. Its loss would prohibit a whole sector of the tourist economy which is currently able to visit the village and which benefits the local economy. The reduction from 138 pitches to 52 will mean a large reduction in environmentally low-impact visitor numbers to the area which is bound to have a detrimental economic effect on village shops and services."

Object.

Twelve members of the public left the meeting at 7pm.

With the agreement of the committee, **application 18/11694, 16 Knowland Drive, Milford-on-Sea** was brought forward. The Chair invited a member of the public to speak, who outlined concerns that she and the owner of neighbouring properties had about the plans. She was concerned about the cramped nature of the buildings and their position on the plot, which she felt would alter the character of the area.

The Chair noted there had been some supporting comments online, which praised the provision of additional bungalow housing stock in the village.

After discussion, the committee voted to object to the application and would not accept the District Council's Officer's decision if contrary to their own.

"Recommend Refusal.

The Parish Council considers this application to be overdevelopment of the plot. The houses are cramped on the site and their position in relation to the road is out of keeping with the street scene. They do not positively contribute to local distinctiveness as they are not sympathetic to their setting in terms of scale, density and layout."

Object.

Four members of the public left the meeting at 7.15pm.

With the agreement of the committee, **application 18/11674 - 51 Keyhaven Road, Milford, Milford-on-Sea** was brought forward. The Chair invited the applicant to speak. The applicant outlined the plan to replace the old wall with a part rendered, part metal work wall which would offer light and shade to the garden and act as a retaining wall for their front garden.

The Chair noted the Case Officer's concerns but the applicant said the wall would be latticed and not solid metalwork.

Cllr Banks expressed concern about the height of the wall from the roadside.

After discussion, the committee voted to support the application and would accept the Officer's decision if contrary to their own.

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.

Two members of the public left the meeting at 7.20pm

With the agreement of the committee, **application 18/11681 - 28 Shorefield Way, Milford-on-Sea** was brought forward. The Chair invited the applicant to speak who outlined the plans for the extension.

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

Support.

One member of the public left the meeting at 7.25pm.

4. MINUTES OF THE LAST PLANNING MEETING

It was **RESOLVED** that the Minutes were a true record of the meeting held on 4th January 2019 and they were duly signed by the Chair.

5. PLANNING APPLICATIONS

Tree Work Applications

Application No: TPO/19/0018
Site: Garden House, Lymington Road, Milford-on-Sea SO41 0QN.
Proposal: Prune 1 x Oak tree

The Committee noted the Tree Warden's report.

Object.

“The committee considers the oak tree to be well-balanced and has far greater longevity and environmental benefit than the conifer hedge. It is concerned that any pruning could adversely affect the long-term health of the oak, which provides excellent amenity value to the village and the contributes to the biodiversity of the wider area.”

Application No: TPO/19/0052
Site: Needles Court, Rookcliff Way, Milford-on-Sea SO41 0WA
Proposal: Prune 1 x Holm Oak trees
Prune 2 x Bay trees

The Committee noted the Tree Warden’s report.

Support.

Application No: CONS/19/0073
Site: Carrington Grange, 31 Keyhaven Road, Milford-on-Sea SO41 0QW.
Proposal: Fell 1 x Pine tree

The Committee noted the Tree Warden’s report.

Support.

Planning Applications

Application No: 18/11672
Site: Lytton Lawn, Lymore lane, Milford-on-Sea SO41 0TX.
Proposal: Use of land for the siting solely of static caravans.

See Item 3.

Application No: 18/11674
Site: 51 Keyhaven Road, Milford-on-Sea SO41 0QX.
Proposal: Front Boundary Wall.

See Item 3.

Application No: 18/11679
Site: 47 Knowland Drive, Milford-on-Sea SO41 0RH.

Proposal: Single-storey front, side and rear 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: 18/11682
Site: Carrington Grange, 31 Keyhaven Road, Milford-on-Sea SO41 0QW.
Proposal: Single-storey front extension; woodburner and flue.

And

Application No: 18/11683
Site: Carrington Grange, 31 Keyhaven Road, Milford-on-Sea SO41 0QW.
Proposal: Single-storey front extension; woodburner and flue; lights to double doors (application for Listed Building Consent).

The Committee took these two applications together and noted the Case Officer's report. It also noted the Conservation Officer's report and their concerns about the proposals.

Object 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: 18/11694
Site: 16 Knowland Drive, Milford-on-Sea SO41 0RH.
Proposal: 2 detached bungalows; garage; access; shed & bike store; demolish existing.

See item 3.

Application No: 18/11681
Site: 28 Shorefield Way, Milford-on-Sea SO41 0RX.
Proposal: Raise ridge height; two-storey side extension; front dormer.

See Item 3.

Application No: 19/10011

Site: South Lawn Hotel, Lymington Road, Milford-on-Sea SO41 0RF.

Proposal: Stable block; slurry, tack room and hay store.

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.

6. UPDATE ON MOS1 APPEAL

The committee noted that SLAM had a meeting with their contracted Planning Consultant at 8pm on Monday 4th February. It also noted there was to be a working group meeting for Parish Councillors at 10am on 5th February to discuss the Inquiry.

7. PLANNING DECISIONS

The following applications have been **granted**:

- a. 18/11485 – Clovers, Barnes Lane, Milford-on-Sea. Ouse; parking & landscaping demolition of existing within a Conservation Area.
- b. 18/11513 – Solent Cottage, Gillingham Road, Milford-on-Sea. Front, rear & side single-storey extensions.
- c. 18/11434377 – 8 Studland Drive, Milford-on-Sea. Single-storey front extension; rear infill; extend patio area.
- d. 18/11511 – The Pottery, Vinegar Hill, Milford-on-Sea. Use of outbuilding as pottery business.
- e. 18/11389 – 3 Carrington Close, Milford-on-Sea. Single-storey rear and side extensions.
- f. 18/11566 – Beach Huts 14 and 15, Hordle Cliff, Milford-on-Sea. Replacement beach hut number 14, replacement decking to number 15.
- g. 18/00762 – Fishers Mead, Keyhaven Road, Keyhaven. Single Storey extension; demolition of existing conservatory. Also Listed Building Consent 18/00763 for the same.
- h. 18/00906 – Kintail, Keyhaven Road, Keyhaven. Roof alterations to facilitate first floor accommodation; alterations to fenestration; creation of 2 bay windows; verandah; decking.

These applications were **supported** by the Planning Committee.

- i. 18/114430 – Land of Gunfield, Shorefield Crescent, Milford-on-Sea. Chalet bungalow; access; landscaping.

This appeal has been incorrectly granted as the Parish Council objected to it and would not accept the Officer's decision if contrary to their own. Due to an administrative error the application has not gone to the District's Planning Committee but the District Council are taking steps to ensure the permission cannot be implemented. The Parish Council awaits further details.

9. APPEALS

- a. 18/11111 – 1 Love Lane, Milford-on-Sea. **Appeal dismissed.**
- b. 18/11099 – 12 Plover Drive, Milford-on-Sea. **Appeal allowed.**

10. NFDC PLANNING COMMITTEE MEETINGS

9th January and 15th February – No items relating to the parish on the Agenda.

11. ENFORCEMENTS

None.

12. LICENCE APPLICATIONS

None.

13. CORRESPONDENCE

Notification from the District Council regarding hearing dates for MOS2 this summer. Councillors to review previous circulated dates and subjects and decide which to attend at the next parish Council meeting.

14. MATTERS FOR INFORMATION

None

There being no further business the meeting closed at 7.55pm.

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Chair, Planning Committee

Dated: