

MILFORD-ON-SEA PARISH COUNCIL
Minutes of the 548th Planning Committee Meeting held 4th March 2019
in the Village Hall, Park Road at 6.30pm



Planning Committee Minutes

Members:

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

In Attendance:

Sarah Pitt (Asst. Parish Clerk), 9 members of the public.

1. DECLARATIONS OF INTEREST

None

2. APOLOGIES

Cllrs Goode, Cullen, Chandler and Cameron.

3. PUBLIC PARTICIPATION

With the agreement of the committee, Lawful Development Certificate **application 18/11672, Solent Grange, New Lane, Milford-on-Sea** was brought forward. The Chair outlined the application and explained that the application will be determined on legal technicalities of how the site is defined, rather than planning considerations.

The Chair stated the previous lawful development certificate for the site is for “informal recreation ancillary to the use of Carrington Caravan Park”. The chair invited a member of the public to speak who outlined the concerns of neighbours with regard to the effect the development of the field would have on the overwintering birds and other issues.

Another member of the public stated the two fields in question – the main caravan site and the recreation field in question – should be treated as two separate planning units and that evidence should be given as to the historic use of the field.

Another member of the public pointed out there was a permissive footpath across the site and that construction work was being carried out on Sundays, contrary to building regulations.

After discussion, the committee recommended a comment objecting to the application should be submitted and that the new Head of Planning should be invited to the village to gain a greater understanding of the local issues. **Parish Office to action.**

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

With the agreement of the committee, **application 19/10100, Land of Summer Cottage, Milford-on-Sea** was brought forward. The Chair outlined the minor changes to the plans from those previously submitted and reminded the committee of their response to that application. She also outlined the Case officer's concerns regarding the cramped amenity space, effect on the character of the area and the insufficient parking provision. The Chair then invited a member of the public to speak. The member of the public said he was concerned about the cramped nature of the building and the lack of garden area for both the new property and the original, which he felt would detrimentally alter the character of the area. He was also concerned about the lack of parking and the fact there was nowhere else on the narrow lane to park.

Cllr Taylor said that the proposal would provide a small additional house for the village, which was desperately needed but said this may not be the best place to put it.

After discussion, the committee voted to object to the application and would not accept the Officer's decision of contrary.

Object.

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

With the agreement of the committee, **application 19/10125 – Land of Gunfield, Shorefield Crescent, Milford-on-Sea** was brought forward. The Chair outlined the current situation and reminded the committee this was an identical application to the one submitted previously and granted in error by the District Council. She said that the committee has previously objected to the application. The Chair invited a member of the public to speak who outlined the situation. After discussion, the committee voted to reiterate its previous objection and would not accept the officer's decision if contrary.

Object.

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

With the agreement of the committee, **application 19/101731 – 11 Whitby Road, Milford-on-Sea** was brought forward. The Chair invited the applicant to speak who outlined the plans for redevelopment of the site into a pair of semi-detached houses.

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

Support.

Two members 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 February 2019 and they were duly signed by the Chair.

5. PLANNING APPLICATIONS

Tree Work Applications

Application No: CONS/19/0096
Site: Spring Cottage, High Street, Milford-on-Sea SO41 0QD.
Proposal: Prune 1 x Silver Birch tree
Fell 1 x Amelanchier tree
Prune 1 x Sycamore tree
Prune 1 x Gleditsia tree
Prune 1 x Western Red Cedar tree

The Committee noted the Tree Warden’s report.

Support.

Planning Applications

Application No: 19/10100
Site: Land of Summer Cottage, Lymington Road, Milford-on-Sea SO41 0QL.
Proposal: Bungalow; associated parking (outline application with details only of access, appearance, layout and scale).

See item 3.

Application No: 19/10099
Site: Gallery Cottage, 2 Kingfisher Court, 34 Keyhaven Road, Milford-on-Sea SO41 0QYL.
Proposal: Variation on condition 2 of Planning Permission to allow amended plan 0228/1 to allow revised dormer design.

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: 19/10125
Site: Land of Gunfield, Shorefield Crescent, Milford-on-Sea SO41 0PD.
Proposal: Chalet Bungalow; access and landscaping.

See item 3.

Application No: 19/10173
Site: 11 Whitby Road, Milford-on-Sea SO41 0NE.

Proposal: 2 semi-detached houses; parking and landscaping; demolition of existing

See item 3.

Application No: 19/10111
Site: 26a Whitby Road, Milford-on-Sea SO41 0ND.
Proposal: 1.8m fence and gates; widen existing access; hardstanding.

The Committee noted the Case Officer's report. Cllr Banks outlined her concern about the height of the proposed fence exceeding Highway regulations. The Chair noted the changes could contravene Conditions on the current planning permission. The committee agreed the new fence would look harsh in the green surroundings of Whitby Road. The committee agreed they did not have an objection to the widening of the access, but they were opposed to the proposed high fence and voted not to accept the Officer's decision if contrary.

Object.

Application No: 19/10175
Site: The Pottery, Vinegar Hill, Milford-on-Sea SO41 0RZ.
Proposal: Gate.

There was no Conservation 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: 19/10216
Site: 27 Sea Road, Milford-on-Sea SO41 0PH.
Proposal: Roof alterations in association with first floor extension; 2 storey side extension; extend raised patio area.

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: 19/00052
Site: Forfeits, Lymore lane, Keyhaven SO41 0TS.
Proposal: Single-storey infill extension; pitched roof to existing flat roof single-storey extension; alterations to fenestration.

The Committee noted the Case Officer's report and after discussion agreed the alterations would be an improvement to the property. The committee voted to support the application and not to accept the Case Officer's decision if contrary.

Support.

Lawful Development Certificates (for information only)

Application No: 19/10155
Site: Solent Grange, New Lane, Milford-on-Sea SO41 0UQ.
Proposal: Use of amenity land for siting of caravans (Lawful Development Certificate that permission is not required for proposal).

See item 3.

6. PLANNING DECISIONS

The following applications have been **granted**:

- a. 18/11679 – 47 Knowland Drive, Milford-on-Sea. Front, rear & side single-storey extension.
- b. 51 Keyhaven Road, Milford-on-Sea. Front boundary wall.

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

The following applications have been **refused**:

- c. 18/11682 and 18/11683 - Carrington Grange, 31 Keyhaven Road, Milford-on-Sea SO41 0QW. Single storey front extension; woodburner & flue; side lights to double doors (Full Planning Permission and Application for Listed Building Consent respectively).

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

9. APPEALS

None.

10. NFDC PLANNING COMMITTEE MEETINGS

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

13th March – Land of Gunfield – see item 3. Cllr Coster scheduled to attend.

11. ENFORCEMENTS

Carrington Caravan Park, New Lane, Milford-on-Sea – Without planning permission the construction of brick walls over 1m as a means of enclosure around a vehicular and pedestrian access adjacent to the highway.... including decorative pieces pillars and statues), lighting fittings and gate posts. **Enforcement notice issued.**

12. LICENCE APPLICATIONS

- a. TEN 8214/ LICTE/ 19/00825 – May Fayre, Village Green, 6/5/19. Sale of alcohol.
- b. TEN 8224/ LICTE/ 19/00997 – Classical Music Concert, All Saints Church Hall, 30/3/19. Sale of alcohol.

13. CORRESPONDENCE

None.

14. MATTERS FOR INFORMATION

Cllr Cowell noted the Priestlands School’s bus has persistently cut the corner of the village green in Keyhaven and damaged it. Parish Council to follow up with the school and bus company.

Cllr Whitlock requested the Parish Office to find out if the District Council has plans to install electric car charging points in the village. Parish Office to action.

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

..... Dated:
Chair, Planning Committee