

MILFORD-ON-SEA PARISH COUNCIL
Minutes of the 550th Planning Committee Meeting held 13th May 2019
in the Village Hall, Park Road at 6.30pm



Planning Committee Minutes

Members:

| | | | | | |
|-----------------------------|---|------------------|---|----------------|---|
| Sue Whitlock (Chair) | P | Tony Coleman | P | Matthew Goode | P |
| Patricia Banks (Vice Chair) | P | Tim Cowell | P | Peter Jennions | P |
| Bob Bishop | P | Anne Cullen | P | Josh Mantock | P |
| Kenneth Cameron | P | Donald Darbshire | P | Pauline Taylor | P |

In Attendance:

Sarah Pitt (Asst. Parish Clerk), 9 members of the public, District Cllr Christine Hopkins.

1. DECLARATIONS OF INTEREST

Cllrs Cowell and Banks declared an interest in application 19/00239 – Haven Bank.

2. APOLOGIES

None.

3. PUBLIC PARTICIPATION

With the agreement of the committee, **Planning Application 19/10465, Land adjacent 3 Kivernell Road (rear of 10 Park Lane), Milford-on-Sea** was brought forward. The Chair invited a member of the public to speak who explained the house had been designed to minimise any impact on the surrounding area.

The Chair noted the Case Officer's report and invited another member of the public to speak. The member of the public clarified several inaccuracies in the application regarding the tenure of the site and outlined her thoughts regarding privacy issues and concerns regarding the construction of the building.

The Chair reassured the member of the public that any concerns during the construction phase would be dealt with by Building Control. The Chair also highlighted the concerns the Conservation Officer had raised.

Cllr Goode stated he thought this was an imaginative design that sat well in the landscape. The committee voted in support of this application and decided not to accept the Case Officer's decision if contrary to the Parish Council's observation.

Support.

2443

Three members of the public left the meeting at 6.50pm.

With the agreement of the committee, **application 19/103386, 16 Knowland Drive, Milford-on-Sea** was brought forward. The Chair outlined the plans and the report of the Case officer and the 2 supporting comments and 9 objections to the application. The Chair then invited a member of the public to speak. The member of the public outlined his concerns about the application – that revisions made were minor and the key issues of overdevelopment of the site, orientation of the buildings having a detrimental effect on the streetscene. He also stated that the boundary line to the south of the site was incorrect and would impact more adversely on the character of the area.

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

Object.

Planning comment submitted:

The Parish Council considers this revised application still to be overdevelopment of the plot. There appears to be a discrepancy regarding the boundary on the southern-most corner of the plot which further detracts from the proposals. Despite the minimal reduction in size, the Parish Council considers the houses are still 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.

Two members of the public left the meeting at 7.10pm.

With the agreement of the committee, **application 19/10381 – Homefield, 12 George Road, Milford-on-Sea** was brought forward. The Chair outlined the application and the Case Officer's report. After discussion, the committee voted to support the application and would not accept the Officer's decision if contrary.

Support.

One member of the public left the meeting at 7.15pm.

With the agreement of the committee, **application 19/10369 – Danes Thicket, New Valley Road, Milford-on-Sea** was brought forward. The Chair the Case Officer's and Conservation Officer's reports. She then invited a member of the public to speak. The applicant outlined the application and explained that he would remove the garage from the application.

After discussion, the committee voted to support the application on the proviso the garage was omitted and would not accept the Officer's decision if contrary.

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 8th April 2019 and they were duly signed by the Chair.

5. PLANNING APPLICATIONS

Tree Work Applications

Application No: CONS/19/0283
Site: Homewood House, Milford Road, Milford-on-Sea SO41 8EZ.
Proposal: Crown raise 1 x Sycamore tree

The Committee noted the Tree Warden's report.

Support

Application No: CONS/19/0282
Site: The Old Orchard, Barnes Lane, Milford-on-Sea SO41 8RQ.
Proposal: Crown lift and thin 1 x Beech tree

The Committee noted the Tree Warden's report.

Support

Planning Applications

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

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: 19/10369
Site: Danes Thicket, New Valley Road, Milford-on-Sea SO41 0SA.
Proposal: Two storey side addition; detached garage.

See item 3.

Application No: 19/10386
Site: 16 Knowland Drive, Milford-on-Sea SO41 0RH.
Proposal: 2 detached bungalows; garage; new access; shed & bike store; demolish existing.

See item 3.

Application No: 19/10400
Site: 4 River Gardens, Milford-on-Sea SO41 0QA.
Proposal: Single-storey 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: 19/10429
Site: Little Beck, New Valley Road, Milford-on-Sea SO41 0SA.
Proposal: Single-storey side and rear extension; extend existing raised patio; extend 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.

Application No: 19/10345
Site: Riverside, 114 High Street, Milford-on-Sea SO41 0QE.
Proposal: Re-roof and fenestration alterations to existing conservatory.

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: 19/10465
Site: Land adjacent 3 Kivernell Road (rear of 10 Park Lane), Milford-on-Sea SO41 0PT.
Proposal: House; parking; access onto Kivernell Road; landscaping.

See item 3.

Application No: 19/10471
Site: 27 Park Road, Milford-on-Sea SO41 0QU.
Proposal: Single-storey 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: 19/10473
Site: 12 Whitby Road, Milford-on-Sea SO41 0ND.
Proposal: Single & two storey rear extensions; alterations to existing attached garage; raised terrace.

The Committee noted the Case Officer's report. After discussion, the committee requested a condition that the raised terrace be removed to preserve the privacy of the neighbouring property at 14 Whitby Road.

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: 19/10381
Site: Homefield, 12 George Road, Milford-on-Sea SO41 0RT.
Proposal: Two storey side extension; single-storey front extension; roof alterations to existing attached garage; raised patio.

See item 3.

Application No: 19/10328
Site: 4 Kingfisher Court, 34 Keyhaven Road, Milford-on-Sea SO41 0QY.
Proposal: First-floor rear extension with side dormers; enlarge dormer; re-clad existing dormer; single-storey side extension; rear conservatory.

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: 19/00239
2447

Site: Haven Bank, Lymore Lane, Keyhaven SO41 0TS.

Proposal: Retention of outbuilding.

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: 19/00304

Site: 9 Harewood Green, Keyhaven SO41 0TZ.

Proposal: Two-storey rear extension; alterations to fenestration.

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: 19/10523

Site: Land to the west of Pennington Recycling facility, Milford Road, Pennington SO41 8DF.

Proposal: Temporary extension to Pennington Recycling Facility for associated parking and storage.

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 Certificates (for information only)

Application No: 19/10457

Site: 11 Solent Way, Milford-on-Sea SO41 0TE.

Proposal: Single-storey rear extension.

The Committee noted the application.

Application No: 19/10434

Site: South View, De La Warr Road, Milford-on-Sea SO41 0PS.

Proposal: Swimming pool and hardstanding to rear.

The Committee noted the application.

6. PLANNING DECISIONS

The following applications have been **granted**:

- a. 18/15759 – 57 High Street, Milford-on-Sea. Replacement windows and rainwater goods on front elevation.
- b. 19/10306 - 51 Keyhaven Road, Milford-on-Sea. Carport.
- c. 19/10303 – 6 Oaktree Court, Milford-on-Sea. Raised decking, steps & trellis; fenestration alterations.
- d. 19/10260 – 27 Kensington Park, Milford-on-Sea. Single-storey rear extension.
- e. 19/10269 – 19 Northfield Road, Milford-on-Sea. Single-storey side extension.
- f. 19/10245 – 66 Carrington Lane, Milford-on-Sea. Two storey front & rear extensions; new roof in association with extended first floor; balcony.
- g. 19/10227 – 6 Park Road, Milford-on-Sea. Two-storey side extension; first-floor rear extension; Juliette balcony; single-storey rear extension; porch; pitched roof to bay window.

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

- h. 19/10311 – Beach Hut 137, Cliff Road, Milford-on-Sea. Replacement Beach Hut & Decking.

The Planning Committee was **happy to accept the Officer's decision** on this application.

The following applications have been **refused**:

- i. 19/10100 – Land of Summer Cottage, Lymington Road, Milford-on-Sea. Bungalow; associated parking (outline application).
- j. 18/11672 – Lytton Lawn, Lymore lane, Milford-on-Sea. Use of land for the siting solely of static caravans.

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

- k. 19/10230 – Beach Hut 6A, Hordle Cliff Beach Huts, Cliff Road Road, Milford-on-Sea. Change of use of beach for the relocation of existing beach hut on plot 286 to plot 6A.

The Planning Committee **supported** this application.

7. APPEALS

The following appeals have been lodged:

- a. 18/11694 0 16 Knowland Drive, Milford-on-Sea. 2 detached bungalows; garage; access; shed & bike store; demolish existing.
- b. APP/ B9506/D/19/3224452 – The Breakers, Saltgrass Lane, Keyhaven. One 7 two-storey extensions; alterations to fenestration; relocation of log store; associated landscaping.
- c. APP/ B9506/D/19/3224457 – The Breakers, Saltgrass Lane, Keyhaven. Replacement of two-storey annexe; demolition of existing annexe and garage.

8. NFDC PLANNING COMMITTEE MEETINGS

1st May – Beach Hut 6a – see item 6k.

12th June – no agenda available.

9. ENFORCEMENTS

Carrington Caravan Park/ Solent Grange, New Lane, Milford-on-Sea – ongoing.

10. LICENCE APPLICATIONS

- a. LICPR/19/01907 – Arts & Music festival. 11-14th July. Various times up to 24.00 – supply and sale of alcohol.
- b. TEN 8386/ LICTE/ 19/02387 – Barnes Lane Recreation Ground, 9/6/19. Sale of alcohol.
- c. TEN 8356/ LICTE/ 19/02214 – The Clock tower, Newlands Manor. 18/5/19. Sale of alcohol.

11. REPORT ON MEETING WITH HARAHA REGARDING RURAL AFFORDABLE HOUSING IN MILFORD-ON-SEA

The Chair reported a positive meeting had been held with a representative of HARAHA and NFDC’s Housing Development and Strategy Manager. The Parish Council is keen to work with both parties to deliver affordable housing to the parish. A Housing Needs Survey will be conducted in the first instance.

12. NFDC PLANNING MEETING ATTENDANCE ROTA

Assistant Clerk to circulate.

13. CORRESPONDENCE

NFDC gambling policy consultation to be circulated by the Assistant Clerk for discussion at the next meeting.

14. MATTERS FOR INFORMATION

The Clerk circulated a Councillors’ Declarations in Interest form, to be completed and returned ASAP.

There being no further business the meeting closed at 8.10pm.

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Chair, Planning Committee

Dated: