

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 552nd Planning Committee Meeting held 1st July 2019
in the Village Hall, Park Road at 6.30pm



Planning Committee Minutes

Members:

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

In Attendance:

Sarah Pitt (Asst. Parish Clerk), 15 members of the public, District Cllrs Christine Hopkins and David Hawkins.

1. DECLARATIONS OF INTEREST

Cllr banks declared an interest in Tree Work Order CONS/19/0405.

2. APOLOGIES

Apologies were received from Cllrs Bishop, Goode, Darbshire, Cullen and Taylor.

3. PUBLIC PARTICIPATION

With the agreement of the committee, **Planning Application 19/10674, The Glen, Shorefield Road, Downton, Milford-on-Sea** was brought forward.

The Chair noted the Case Officer's report who had noted concerns about the size of the garage in greenbelt land and then invited the applicant to speak. The applicant stated that the plan was to build a two-storey extension to the house and a detached garage at the side of the house. This, he explained would firstly be a useful space and secondly would make the garden more private, as it is currently very open and visitors from Shorefields Country park can look straight through to his garden. The applicant explained there were a variety of house styles in the road and other houses had garages, with one house opposite having a triple garage.

The committee voted unanimously to support the application and would not accept the decision of the officers if different.

Support.

2458

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

With the agreement of the committee, **application 19/10752, 51 Keyhaven Road, Milford-on-Sea** was brought forward. The Chair noted the report of the Case Officer.

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 6.55pm.

With the agreement of the committee, **application 19/11614, Land rear of The White Horse, Keyhaven Road, Milford-on-Sea** was brought forward. The Chair noted the report of the Case Officer and the Conservation Officer. The Chair then invited members of the public to speak. The public highlighted the following concerns:

- Overlooking
- Loss of light
- Loss of amenity
- Concerns about amount of parking provision
- Concerns over the ownership and future of the fence along the boundary with 37 Grebe Close. The plan require the removal of the fence in order for visibility splays to meet the required standard. However, the fence is not under the developer's ownership and if it remains, it will impede visibility in and out of the development with safety implications.
- Concerns over width of access and the current parking situation in Grebe Close which makes it difficult for refuse lorries to access.

The Chair invited the applicant's agent to speak. The agent said that the development meets all parking and access standards and that vehicles would be driving at slow speeds.

Cllr Cowell commented that the scheme is not designed to benefit current residents and asked the agent why a better designed scheme could not be drawn up which allayed the concerns of the existing neighbours.

Cllr Banks commented that it was unfortunate that the scheme had not been linked with the developer's adjoining scheme at 2-4 Keyhaven Road. If it had been then alternative access provision could have been made through there.

The Chair commented that if the two schemes had been linked then an affordable housing contribution could have been made to the village but in its current form this opportunity had been lost.

Object.

Comment submitted:

The Parish Council considers this a poor design that does not meet the needs either of the existing residents or the new residents. The access through Grebe Close is very tight, with no pavements and single carriageway in places. Currently refuse lorries cannot regularly access the properties due to parked cars. There is a dispute over the ownership of the fence bordering 37 Grebe Close which will affect visibility for cars leaving the new development and would be potentially dangerous. The Parish Council regrets that this site could not be looked at in conjunction with the developer's neighbouring site at 2-4 Keyhaven Road, with access made available through there. This scheme makes no provision for affordable housing which the village desperately needs and which, if the two schemes had been

considered together, could have been provided. It is a missed opportunity as well as unneighbourly overdevelopment of the site.

4. MINUTES OF THE LAST PLANNING MEETING

It was **RESOLVED** that the Minutes were a true record of the meeting held on 3rd June 2019 and they were duly signed by the Chair.

5. PLANNING APPLICATIONS

Tree Work Applications

The Committee noted the Tree Warden's report.

Support

Application No: TPO/19/0398
Site: 1-12 Park Court, Milford-on-Sea.
Proposal: 8x Holm Oaks - Crown lifting

The Committee noted the Tree Warden's report.

Support

Comment submitted:

The Parish Council supports the proposed management work in this application - TPO/19/0398. However, it would contest the applicant's assertion that the trees have no amenity value. On the contrary, they provide valuable habitats and general greenery in this built up area and the environmental benefits that this brings. In addition, there is plenty of room for large vehicles to park in the vicinity and bird mess problems on the pavement should be dealt with by the flats' management company.

Application No: TPO/19/0386
Site: The Beeches, 41 George Road, Milford-on-Sea.
Proposal: 1x Beech – Remove large low lateral limb

The Committee noted the Tree Warden's report.

Support

Application No: TPO/19/0384
Site: Halnaker, Barnes Lane, Milford-on-Sea.
Proposal: 1x Turkey Oak – Reduce

The Committee noted the Tree Warden’s report.

Object.

Comment submitted:

The Parish Council Objects to this application - TPO/19/0384. It is concerned that the large amount of work proposed will be detrimental to the long-term health of the tree, which is of high amenity value being a prominent part of the street scene in Barnes Lane.

Application No: CONS/19/0405
Site: Keyhaven Barn, Lymore Lane, Keyhaven.
Proposal: 1 x Pine – Prune

The Committee noted the Tree Warden’s report.

Support

Application No: TPO/19/0375
Site: 29 Kivernell Road, Milford-on-Sea.
Proposal: 1x Monterey Cypress – Remove split branch

The Committee noted the Tree Warden’s report.

Defer the decision to the arboriculturalists.

Planning Applications

Application No: 19/10651
Site: Spes Bona, 38 Northfield Road, Milford-on-Sea SO41 0RE.
Proposal: Roof alterations in association with new second floor; single-storey rear extension; outbuilding.

The committee noted the Case Officer’s report.

Defer the decision to the Officers.

Application No: 19/11614
Site: Land Rear of the White Horse, Keyhaven Road, Milford-on-Sea SO41 0QY.
Proposal: 1 pair of semi-detached houses; 2 detached houses; access; parking and landscaping.

See item 3.

Application No: 19/10674
Site: The Glen, Shorefield Road, Downton, Milford-on-Sea SO41 0LH.
Proposal: Two-storey side extension; front porch; detached garage; raised deck/ patio.

See item 3.

Application No: 19/10708
Site: Land Rear of Cedar Cottage, Pless Road, Milford-on-Sea SO41 0NY.
Proposal: Variation of Condition 2 of Planning Permission 18/10340 to allow amended plans to allow integral garage to plot 2.

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: 19/10710
Site: The Old Dairy, Barnes Lane, Milford-on-Sea SO41 0RR.
Proposal: Detached carport.

The Committee noted the Case Officer's report.

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.

Comment submitted:

The Parish Council considers this application to be intrusive and detrimental to the street scene and the rural greenbelt setting.

Application No: 19/10712
Site: 24 Shorefield Way, Milford-on-Sea SO41 0RX.
2462

Proposal: Raise ridge height & roof alterations to extend existing first-floor and creating front overhang.

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: 19/10715
Site: Public Conveniences, NFDC Car Park, Sea Road, Milford-on-Sea SO41 0PH.
Proposal: Single-storey building for use as public conveniences; paving and dropped kerb; demolition of existing.

No Case Officers report available so deferred until the next meeting.

Application No: 19/10752
Site: 51 Keyhaven Road, Milford-on-Sea SO41 0QX.
Proposal: Carport.

See item 3.

Application No: 19/10778
Site: Richmond Court, park lane, Milford-on-Sea SO41 0PT.
Proposal: Erect edge protection to flat roof.

The committee noted the Case Officer's report.

Defer the decision to the District Council's Officers.

Application No: 19/10765
Site: 3 River Gardens, Milford-on-Sea SO41 0QA.
Proposal: First-floor side extension; Juliette balcony; 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: 19/00374

Site: Hawkers Cottage, Keyhaven Road, Milford-on-Sea, Keyhaven SO41 0TP.

Proposal: Garage & store; flat roof canopy; widening of access; 1.8m high timber gates (demolition of existing building and covered areas).

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: 19/10687

Site: 3 Lawn Road, Milford-on-Sea SO41 0QZ.

Proposal: Use of garage as living accommodation; add pitched roof (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. 19/10569 – 59 Carrington lane, Milford-on-Sea. Single-storey extensions.
- b. 19/10575 – Lymore Valley Cottage, Lymore Valley, Milford-on-Sea. Two-storey outbuilding; flue; balcony; sewage treatment plant.
- c. 19/10582 – 41 Kivernell Road, Milford-on-Sea. Single-storey rear extension.
- d. 19/10328 – 4 Kingfisher Court, 34 Keyhaven Road, Milford-on-Sea. First-floor rear extension with side dormers; enlarge dormer; re-clad existing dormer; single-storey side extension; rear conservatory.
- e. 19/10111 – 1.8m fence and trellis; 1.8m gates; widen existing access; hardstanding.
- f. 19/10473 – 12 Whitby Road, Milford-on-Sea. Single & two-storey rear extensions; alterations to existing attached garages; raised terrace.
- g. 19/10471 – 27 Park Road, Milford-on-Sea. Single-storey rear extension.
- h. 19/10381 – Homefield, 12 George Road, Milford-on-Sea. Two-storey side extension; single-storey front extension; roof alterations to existing attached garages; raised patio.
- i. 19/10369 – Danes Thicket, new Valley Road, Milford-on-Sea. Two-storey side addition; roof alterations to enlarge exiting first floor.
- j. 19/00239 – Haven Bank, Lymore Lane, Keyhaven. Retention of outbuilding.
- k. 19/00304 – 9 Harewood Green, Keyhaven. Two-storey rear extension; alterations to fenestration.

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

The following application has been **refused**:

- l. 19/10386 – 16 Knowland drive, Milford-on-Sea. 2 detached bungalows; garage; new access; shed & bike store; demolish existing.

This application was **objected to** by the planning committee.

The following application has been **withdrawn**:

- m. 19/10345 – Riverside, 114 High Street, Milford-on-Sea. Re-roof and fenestration alterations to existing.

7. APPEALS

APP/B1740/W/19/3228641 – Land at Merlin, Lymington Road, Milford-on-Sea. Development comprising 1 terrace of 3 houses; 1 detached house; demolition of existing; parking and landscaping.

8. NFDC PLANNING COMMITTEE MEETINGS

10th July – 19/11614 - Land rear of the White Horse and 19/10465 – Land adjacent 3 Kivernell Road (rear of 10 Park Lane), Milford-on-Sea. Cllr Whitlock to attend.

9. ENFORCEMENTS

Carrington Caravan Park/ Solent Grange, New Lane, Milford-on-Sea – various ongoing issues.
34 High Street Enforcement notice issued.

10. LICENCE APPLICATIONS

- a. TEN 8504/LICTE/19/03089 – SH – The Cave & Mr Gates Butchers Shop, Church Hill, Milford-on-Sea. Sale of alcohol 12th July 18.00 hrs to 14th July 17.00 hrs.
- b. TEN 8555/LICTE/19/03442 – KS 0 Car park, Smugglers Inn, 88 High Street, Milford-on-Sea – Outside bar, sale of alcohol. 13/7/19 – 12.00 – 21.00 hours.
- c. TEN 8474/LICTE/19/02930 – KS – The Wash House Micro Ale pub, 27 High Street, Milford-on-Sea. Sale of alcohol. 12/7/19 – 13/7/19 22.30 – 23.30.

The committee was content with these applications which were due to the forthcoming Arts & Music Festival. However, concerns were raised about Wash House customers drinking outside the premises on the High Street. District Councillor Hawkins who sits on the licencing committee noted these concerns. The Parish Office has written to the licensee several months ago about this issue, but the problem has continued. **Parish Office to write again.**

11. CORRESPONDENCE

None.

2465

13. MATTERS FOR INFORMATION

None.

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

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Chair, Planning Committee

Dated:

DRAFT