

MILFORD-ON-SEA PARISH COUNCIL
Minutes of the 553rd Planning Committee Meeting held 5th August 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		Peter Jennions	P
Bob Bishop	p	Anne Cullen	p	Josh Mantock	
Kenneth Cameron	P	Donald Darbshire	p	Pauline Taylor	p

In Attendance:

Graham Wells (Parish Clerk), 16 members of the public, District Cllrs Christine Hopkins and David Hawkins.

1. DECLARATIONS OF INTEREST

None.

2. APOLOGIES

Apologies were received from Cllrs Cowell and Mantock.

3. PUBLIC PARTICIPATION

With the agreement of the committee, **Planning Application 19/10787, Land Rear of Fulwood, Park Lane, Milford-on-Sea** was brought forward.

A resident expressed concern regarding overdevelopment of the site and that due to the size of the properties the lack of privacy into their property would be obvious. They also expressed concern about the number of trees to be felled and the effect on the drainage into their garden which is much lower.

Cllr Jennions agreed with the planning officer, that the application was opportunistic and an overdevelopment for this plot.

The Chair noted additional comments were awaited from the Environmental Officer.

The Committee voted eight (8) against the application and two (2) abstentions.

Object, and not accept the decision of the case officer if contrary to the Parish Council.

Comment Submitted:

The Parish Council considers this to be an overdevelopment of the site and is also concerned about the risk of flooding.

With the agreement of the committee, **application 19/10889, Land of Orchard House, New Valley Road, Milford-on-Sea** was brought forward. The Chair noted the report of the Case Officer and then invited the applicant's agent to speak.

The architect, Mr Stephen Sherlock, informed members that the application met all the relevant criteria and that the house was situated in an area of substantial size compared to those around it. He reported that NFDC Planning Officers seemed happy with the proposal and that the nearest neighbour was in favour of the development.

The Chair reported on the Conservation Officer's comment that he would regret an over-formulation of the access to the property. The architect assured the committee that no change to the access will be made.

The Chair invited members of the public to speak.

Mr Prior, a resident of an adjoining property, suggested that the upper bedrooms would overlook his property and there would be additional noise from the gravel driveway. He also suggested access onto New Valley Road could pose a problem and that the loss of space would be harmful to the area close to the Danestream.

Cllr Cameron suggested the property might benefit from Solar Panels and an Electric Charging Point. Mr. Sherlock reported that there will be a charging point and possibly solar panels.

Cllrs Bishop & Banks were both concerned that there could be an issue with overlooking into an adjacent property.

Members voted five (5) in favour of leaving the decision up to NFDC Planning Officers and four (4) against.

Defer the decision to NFDC Officers under their delegated powers.

Comment Submitted:

The Parish Council has some concerns related to overlooking the adjacent property from the upper floor windows and would like to see energy efficient solar panels included within the design.

With the agreement of the committee, **application 19/10841, South Lawn Hotel, Lymington Road, Milford-on-Sea** was brought forward.

The Chair referred to the Case Officers report that was in support of the application and that HCC Highways also had no objection. However, the Conservation Officers Report highlighted some areas of concern.

The Chair invited members of the public to speak.

A member of the public commented that he had no concerns over the proposal. However, suggested that the height of the building might be greater than appears in the supporting photographs. He was also concerned about the potential noise from the extended gravel car park to the rear of the property that backs on to his property.

Cllr Jennions suggested that additional hotel accommodation in the village was much needed.

Cllr Goode suggested that the Parish Council had a responsibility to encourage additional Business & Tourism into the village.

Members voted unanimously in favour of the application

Accept, but would not accept the decision of NFDC Planning Officers if contrary to that of the Parish Council.

Comment Submitted:

Concerns were expressed as to the potential noise caused by a gravel car parking area to the rear of the property.

The Parish Council would like to see consideration of electric charging points being placed where large volumes of cars are likely.

All members of the public left the meeting.

4. MINUTES OF THE LAST PLANNING MEETING

It was **RESOLVED** that the Minutes were a true record of the meeting held on 1st July 2019 and they were duly signed by the Chair.

5. PLANNING APPLICATIONS

Application No: 19/10715
Site: Public Conveniences, NFDC Car Park, Sea Road, Milford-on-Sea SO41 0PH.
Proposal: Single Storey building for the use as public conveniences; paving and dropped kerb; demolition of existing.

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: 19/10845
Site: 51 Carrington Lane, Milford-on-Sea SO41 0RA.
Proposal: Single storey side & 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: 19/10840
Site: Land of Gunfield, Shorefield Crescent, Milford-on-Sea SO41 0PD.
Proposal: Variation of condition2 of planning permission 19/10125 to allow revised drawing 2016-29-08 Rev 8 to provide carport/log 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.

Application No: 19/10867708
Site: SPES BONA, 38 Northfield Road, Milford-on-Sea SO41 ORE.
Proposal: Porch

The Committee noted there was no Case Officer's report, but agreed to support the application as the more substantial application for this property had been agreed.

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: 19/10872
Site: Plowmans, Park Lane, Milford-on-Sea SO41 0PNRR.
Proposal: Two Storey and single storey front extensions; two storey side extension; single storey rear extension; new vehicular access & hard standing.

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.

Tree Work Applications

Application No: CONS/19/0419
Site: Halnaker, Barnes Lane, Milford-on-Sea.
Proposal: Beech x 1 Reduce

The Committee noted the Tree Warden's report.

Support

*Comment submitted:
Careful crown clean and clear suggested.*

Application No: TPO/19/0414386
Site: Claire Court, Victoria Road, Milford-on-Sea.
Proposal: 6x Monterey Cypress – Reduce

The Committee noted the Tree Warden's report.

Object

Application No: TPO/19/0389
Site: Field House, Kitwalls Lane, Milford-on-Sea.
2470

Proposal: 2x Beach – Reduce
1x Pine - Reduce

The Committee noted the Tree Warden’s report.

Object.

Application No: TPO/19/0405
Site: Clovers, Barnes Lane, Milford-on-Sea.

Proposal: G1 Mixed species – fell
T2 Lilac – Fell
G3 – Hawthorn – Reduce
G4 Mixed species – Fell
G5 Sycamore – Fell
T6 Cherry – Reduce
T7 Magnolia – Reduce
T8 Cherry – Reduce

The Committee noted the Tree Warden’s report.

Support: G3, G4, G5, T6, T7, T8
Object: G1 & T2

Application No: CONS/19/0408
Site: The Old Court House, Vinegar Hill, Milford-on-Sea.

Proposal: 1x Sycamore – Reduce
1x Sycamore – Fell
1x Scots Pine – Fell

The Committee noted the Tree Warden’s report.

Support work on Sycamores
Defer the decision to the arboriculturalist on Scots Pine.

Application No: CONS/19/0466
Site: The Breakers, Saltgrass Lane, Keyhaven.

Proposal: 1x Lombardy Poplar - Prune

The Committee noted the Tree Warden’s report.

Defer the decision to the arboriculturalist.

Lawful Development Certificates (for information only)

Application No: 19/10757
Site: Victoria Cottage, Victoria Road, Milford-on-Sea SO41 0NL.
Proposal: Dormers; Roof alterations; Single-storey rear extension; outbuilding (Lawful Development Certificate that permission is not required for proposal)

The Committee noted the application.

Application No: 19/10855
Site: 20 Knowland Drive, Milford-on-Sea SO41 0SF.
Proposal: Roof Lights (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. 19/10752 – 51 Keyhaven Road, Milford-on-Sea. Carport.
- b. 19/10708 – Cedar Cottage, Pless Road, Milford-on-Sea. Variation to condition 2 of planning permission 18/10340 to allow amended plans to allow integral garage to plot 2.
- c. 19/10712 – 24 Shorefield Way, Milford-on-Sea. Raise ridge height & roof alterations to extend existing first-floor and creating front overhang.
- d. 19/10651 – SPES BONA, 38 Northfield Road, Milford-on-Sea. Roof alterations in association with new second floor; single-storey rear extension; outbuilding.
- e. 19/10152 – Land at Carrington Caravan Park, New Lane, Milford-on-Sea. Machinery & Equipment Store (Retrospective).
- f. 19/10552 – 40 Kivernell Road, Milford-on-Sea. Porch.
- g. 19/10586 – 14 Kensington Park, Milford-on-Sea. First floor side extension; front & rear dormers.

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

Item d was referred to officers.

The following application has been **refused**:

- h. 19/10511 – Site of 9 Hurst Road, Milford-on-Sea. Chalet Bungalow; access from Sear Road; Landscaping.
- i. 19/10577 – Beach Hut No. 7 Hordle Cliff, Cliff Road, Milford-on-Sea. Replacement Beach Hut & Decking.
- j. 18/11614 – Land rear of the White Horse, Keyhaven Road, Milford-on-Sea. 1 pair of semi-detached houses; 2 detached houses; access parking & landscaping

Application H & J were **objected to** by the planning committee.

Application I was **supported** by the planning committee

The following application has been **withdrawn**:

- m. 19/108423 – Beach Hut 6A, Hordle Cliff Beach Huts, Cliff Road, Milford-on-Sea. Change of use of beach for the relocation of existing beach hut on plot 286 to plot 6a.

7. APPEALS

APP/B9506/D/19/3224452 – The Breakers, Saltgrass Lane, Keyhaven. One and two storey extensions; alterations to fenestration; relocation of log store; associated landscaping.

APP/B9506/W/19/3224457 - The Breakers, Saltgrass Lane, Keyhaven. Replacement two storey annexe; demolition of existing annexe and garage.

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 attended, both applications were refused.

14th August – No agenda available as yet.

9. ENFORCEMENTS

None

10. LICENCE APPLICATIONS

None

11. CORRESPONDENCE

Proposal to name road at MOS1 Bradley Road.

Members were not enthusiastic about this proposed road name and suggested NFDC review this option.

Parish Office to contact NFDC on this point as well as obtaining information on where School Lane would start and finish.

12. MATTERS FOR INFORMATION

None.

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

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Chair, Planning Committee

Dated: