

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 567th Planning Committee 5th October 2020
By Email exchange in line with SLCC Guidelines due to COVID 19 restrictions.



Planning Committee Minutes

Members:

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

In Attendance:

Sarah Pitt (Assist. Parish Clerk).

1. DECLARATIONS OF INTEREST

None reported.

2. APOLOGIES

Apologies were received from Cllr Jennions.

3. PUBLIC PARTICIPATION

Public comments regarding planning applications: 20/10979: The Marine, 20/10986: 2 North Head and 20/10433: Fulwood - had previously been circulated to members.

4. MINUTES OF THE LAST PLANNING MEETING

The minutes of the previous email meeting held on 7th September 2020 would be agreed and signed at the next full meeting of the Planning Committee.

5. PLANNING APPLICATIONS

Treework Applications

Application No: TPO/20/0478
Site: Copse Cottage, Barnes Lane, Milford-on-Sea SO41 ORP.
Proposal: Beech x 1 – reduce.
Reason: Remove top third of tree and lateral branch overhanging fence.

Defer the decision to the District Council’s arboriculturalists.

Application No: TPO/20/0473
Site: Normandy House, Barnes Lane, Milford-On-Sea SO41 0RQ.
Proposal: Copper Beech x 1 – reduce
Beech x 1 – reduce
Oak x 1 - reduce
Reason: *Copper Beech:* Reduce lateral branches towards house by 1 metre. To give clearance, increase light
Beech: Reduce to give 0.5 metre clearance from utility wires and reduce lateral branches towards house by 2 metres. To give clearance, increase light
Oak: Overall reduction of up to 2.5 metres. To improve shape and aesthetics of overall tree.

Defer the decision to the District Council’s arboriculturalists.

Application No: TPO/20/0453
Site: Applecroft, Lucerne Road, Milford-On-Sea SO41 0PL.
Proposal: Pine x 2 – reduce
Reason: Selective branch reduction - To clear the building by up to 2 metres, leaving a natural flowing branch line. Crown raise to statutory heights over the road and footpath to give a clearance of 5.2 m for vehicles and 2.5m for pedestrians. Removal of dead wood from the crown of the tree. reasonable routine management, enabling the ongoing retention of the trees as a positive amenity feature to the area.

Defer the decision to the District Council’s arboriculturalists.

Application No: TPO/20/0478
Site: Ambleside, Barnes Lane, Milford-On-Sea SO41 0RL.
Proposal: Fir x 1 – fell

Helme Oak x 1 – reduce by 2.5m

Reason: *Fir* - 50% has died due to proximity of another tree
Helme Oak - Reduce growth since previous application.

Defer the decision to the District Council's arboriculturalists.

Planning Applications

Application No: 20/10979
Site: Marine House, Hurst Road, Milford-On-Sea SO41 0PY.
Proposal: Change of use of first floor to two residential units; addition to roof to provide a further residential unit; associated external alterations.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 7 votes; PAR 3: 1 vote; PAR 4: 1 vote).

Application No: 20/10909
Site: 23 Sea Road, Milford-On-Sea SO41 0PH.
Proposal: Single-storey extension (conservatory).

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/10917
Site: Beach Hut 397, Hordle Cliff, Milford-On-Sea.
Proposal: To replace existing dilapidated and structurally unsafe beach hut with new, on the same existing hut footprint. To replace decked area to the front which has previously been removed. Decked area shown on planning application 18/11218 dated 1/8/2018. To add two solar panels to the roof for low level LED lighting.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/10849
Site: Beach Hut 341, Hordle Cliff, Milford-On-Sea.
2555

Proposal: Demolish, remove existing beach hut and replace exactly the same like for like footprint, increase the roof length and add a canopy.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 8 votes; 1 abstention).

Application No: 20/10948

Site: 25 Downton Lane, Downton, Milford-On-Sea SO41 0LG.

Proposal: Provision of an additional storey to existing chalet bungalow to provide four double bedrooms and bathroom facilities at first floor, additional storey to be rendered to match existing. Principle elevation to be provided with first floor fenestration which relates to the ground floor. Juliette balcony to be provided in order to provide variation (prior approval application).

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 7 votes; PAR 3: 1 vote; 1 abstention).

Application No: 20/10942

Site: 33 Downton Lane, Downton, Milford-On-Sea SO41 0LG.

Proposal: Proposed Summer House.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/10980

Site: 26 Carrington Lane, Milford-On-Sea SO41 0RB.

Proposal: Rear & side single-storey extension.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/10433

Site: Fulwood, Park Lane, Milford-On-Sea SO41 0PN.

Proposal: Construction of two houses with associated parking, access and landscaping (existing house to be retained). Alternative scheme to planning permission ref 19/10787. Amended plans.

PAR 4: Recommend REFUSAL (PAR 4: 5 votes, PAR2: 2 votes; PAR5: 1 vote; 1 abstention)

Comment submitted:

Despite the reworking of these plans, the Parish Council still considers the scheme to be cramped, overdevelopment of the plot with a badly designed layout for the whole site which will impact on neighbouring houses and the character of the area. The Parish Council requests this application be refused.

Application No: 20/10923
Site: 11 Aubrey Close, Milford-On-Sea SO41 0TD.
Proposal: Proposed single-storey rear extension (demolition of conservatory).

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/11035
Site: 5 Aubrey Close, Milford-On-Sea SO41 0TD.
Proposal: Front porch.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/10983
Site: 13 Solent Way, Milford-On-Sea SO41 0TE.
Proposal: Single-storey rear extension.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/10986
2557

Site: 2 North Head, Milford-On-Sea SO41 0LX.

Proposal: Rear first floor sun room extension to replace existing balcony.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 6 votes; PAR 3: 2 votes, 1 abstention).

Application No: 20/11010

Site: Plot 2 (16), 16 Knowland Drive, Milford-On-Sea SO41 0RH.

Proposal: Detached garage.

PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers. (PAR1: 5 votes; PAR 3: 3 votes, 1 abstention).

Application No: 20/11030

Site: 1 Milford Place, 32 Sea Road, Milford-On-Sea SO41 0PG.

Proposal: Two-storey side extension, single-storey rear extension, porch, patio, roof alterations.

Insufficient documentation available; defer to next meeting.

6. PLANNING DECISIONS

Granted:

- a. 20/10784. Milhaven, 48 Swallow Drive, Milford-On-Sea. Single-storey side & front extension.
- b. 20/10593. Plowmans, Park Lane, Milford-On-Sea. Demolition of detached garage; erection of two-storey & single-storey front extensions incorporating integral garage; two-storey side extension; single-storey rear extension; new vehicular access and hard standing.
- c. 20/10819. 30 Grebe Close, Milford-On-Sea. Single-storey extension & balcony.
- d. 20/10215. Carrington Grange, 31 Keyhaven Road, Milford-On-Sea. Single-storey front extension.
- e. 20/10216. Carrington Grange, 31 Keyhaven Road, Milford-On-Sea. Single-storey front extension (Listed Building Consent).

The Parish Council recommended permission for these applications.

7. APPEALS

The following appeals have been submitted:

- a. 20/10492. Land of Victoria Cottage, Victoria Road, Milford-On-Sea SO41 0NL. Demolish existing dwelling and re-build it as a new build dwelling; sever plot and new build a new self-build dwelling, alter existing pavement crossing and create enlarged crossing, new hard and soft landscaping

Reason(s) for refusal: The proposal is contrary to Policy CS2 of the New Forest District Council Core Strategy and Policy 13 the Local Plan 2016-2036 Part 1: Planning Strategy in that it would represent a cramped and unsympathetic form of development which does not enhance local distinctiveness . The proposals would be out of character with the area by virtue of their uncharacteristically narrow plot widths and the scale of the new dwellings proposed.

The Parish Council supported this application.

- b. 20/10492. Land of Victoria Cottage, Victoria Road, Milford-On-Sea SO41 0NL. Description: Dwelling house; altered existing & new pavement crossings; associated hard & soft landscaping; light columns to front boundary.

Reason(s) for refusal: The proposal is contrary to Policy CS2 of the New Forest District Council Core Strategy and Policy 13 the Local Plan 2016-2036 Part 1: Planning Strategy in that it would represent a cramped and unsympathetic form of development which does not enhance local distinctiveness and would be out of character with the area by virtue of the scale of the proposed dwelling within a narrow plot width.

The Parish Council objected to this application.

8. NFDC PLANNING COMMITTEE MEETINGS

- 9th September: No planning applications. Review of local information requirements for planning applications, see item 9.

9. TO CONSIDER THE PARISH COUNCIL'S RESPONSE TO NFDC'S CONSULTATION ON THE 1APP CONSULTATION

Cllrs Cowell, Cullen, Banks and Whitlock submitted support for the proposed changes. Statement to be submitted to the consultation on behalf of the Parish Council:

Milford-On-Sea Parish Council supports the standardisation of drawings and plans and the checklist of proposed documents included in this consultation. Submitted plans need to be detailed and clear in their presentation. Block plans need to adequately show the location of a site either within a street or in relation to all neighbouring properties including locations to the rear of a proposed development.

10. ENFORCEMENTS

Nothing to report.

11. LICENCE APPLICATIONS

Nothing to report.

12. CORRESPONDENCE

Nothing to report.

13. MATTERS FOR INFORMATION

Nothing to report.

End.

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Chair, Planning Committee

Dated:

DRAFT