

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 568th Planning Committee 2nd November 2020
By Zoom in line with SLCC Guidelines due to COVID 19 restrictions.



Planning Committee Minutes

Members:

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

In Attendance:

Sarah Pitt (Assist. Parish Clerk), Graham Wells (Parish Clerk), 8 members of the public.

1. DECLARATIONS OF INTEREST

None reported.

2. APOLOGIES

Apologies were received from Cllrs Cameron and Cowell.

3. PUBLIC PARTICIPATION

With agreement of the committee, application 20/11135 - Danesmead, Wood Lane, Milford-On-Sea SO41 0NA was brought forward. The committee voted to support the application.

PAR 1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

2 members of the public left the meeting.

With agreement of the committee, application **20/20/11052- 1 Kivernell Road, Milford-On-Sea SO41 OPP** was brought forward.

The Chair invited the applicant to speak who explained the plans. The Chair invited another member of the public to speak who outlined their concerns about the siting of the access, subsidence during construction, the preservation of a tree near the boundary with a TPO, noise from an air or ground source heat pump and the position of a rooflight. The applicant stated that appropriate efforts would be made during construction to prevent land slippage. He went on to say that the matting will be put down to protect the tree roots during construction. He said the rooflight would be located on the smaller house and that a ground source heat pump was their preferred choice but the final decision on this could not be made until nearer the time.

The committee voted to support the application.

PAR 1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

3 members of the public left the meeting. Cllr Jennions left the meeting.

With agreement of the committee, **applications 20/10959 and 20/10960 - Land rear of 1 High Street, Milford-On-Sea SO41 OQF** were brought forward.

The Chair invited the applicant to speak who outlined the plans. The Chair then invited another member of the public to speak who raised several concerns with the development. He said he considered the plans to be overbearing and dominating, he had concerns that the access to the restaurant would be hampered which would affect their operation, that the proposed access would affect on-street parking in Barnes Lane.

Following discussion, the committee voted to support the applications as follows:

20/10959 - PAR1: We recommend PERMISSION but would accept the decision reached by the District Council's Officers under their delegated powers.

20/10960 – PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.

2 members of the public left the meeting. Cllr Darbshire left the meeting.

4. MINUTES OF THE LAST PLANNING MEETING

The minutes of the previous email meeting held on 5th October 2020 were agreed.

5. PLANNING APPLICATIONS

Treework Applications

Application No: TPO/20/0478

2562

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.

Treework Applications

Application No: CONS/20/0564
Site: Bradfield, Barnes Lane, Milford-On-Sea SO41 ORP.
Proposal: Birch x 1 – fell.
Reason: This tree is leaning heavily towards the house and phone line and the customer is worried that this may fall and remove all their communication and they all work from home. It is also causing excessive shading - there is a small Birch being suppressed by this Birch so no replanting would be required.

Defer the decision to the District Council's arboriculturalists.

Application No: TPO/20/0498
Site: St Berins, Barnes Lane, Milford-On-Sea SO41 ORR.
Proposal: Oak x 2 – reduce.
Reason: Reduce canopy south aspect over garage roof by 2.5m back to substantial growth points. Relieve weight from long laterals over buildings.

Defer the decision to the District Council's arboriculturalists.

Application No: CONS/20/0573
Site: Old Court House, Vinegar Hill, Milford-On-Sea SO41 ORZ.
Proposal: Holm Oak x 8 – reduce
Sycamore x 2 - reduce.
Reason: These trees are growing on a steep bank and trees are becoming top heavy and one day could fall. Overhanging Property.

Defer the decision to the District Council's arboriculturalists.

Application No: TPO/20/0574
2563

Site: Orio, 15 Lucerne Road, Milford-On-Sea SO41 0PL.

Proposal: Monterey Cypress x 2 – fell.

Reason: Storm damaged.

The Committee noted the Tree Officer's report. Committee voted to object to felling and requested trees are pruned instead.

Object.

Application No: TPO/20/0609

Site: 1 Waters Edge, Milford-On-Sea SO41 0AQ.

Proposal: 1 Pine– reduce.

Reason: Raise the low canopy to a height of 3m. Very low and restricting access to the summer house.

Defer the decision to the District Council's arboriculturalists.

Planning Applications

Application No: 20/11030

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

Proposal: 2 storey side extension, single storey rear extension, porch, patio, roof alterations.

PAR 3: We recommend PERMISSION

Application No: 20/11055

Site: 3 North Head, Milford-On-Sea SO41 0LX.

Proposal: Extend existing first-floor balcony.

Application **withdrawn** prior to the meeting

Application No: 20/11052

Site: 1 Kivernell Road, Milford-On-Sea SO41 0PP.

Proposal: Replacement dwelling; 1 additional smaller dwelling; new boundary wall treatment; access and entrance gate.

See item 3.

Application No: 20/11062
Site: 2 Dryden Place, Milford-On-Sea SO41 0WE.
Proposal: Single-storey extension works and internal alterations.

PAR 5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.

Application No: 20/10790
Site: 22 Shorefield Way, Milford-On-Sea SO41 0RX.
Proposal: Proposed replacement dwelling and outbuilding.

PAR 3: We recommend PERMISSION

Application No: 20/11097
Site: 1 Island View Close, Milford-On-Sea SO41 0PZ.
Proposal: Re-form roof to allow extended first floor accommodation.

PAR 3: We recommend PERMISSION

Application No: 20/10959
Site: Land rear of 1 High Street, Milford-On-Sea SO41 0QF.
Proposal: 2 dwellings; parking; landscaping.

See item 3.

Application No: 20/10960
Site: Land rear of 1 High Street, Milford-On-Sea SO41 0QF.
Proposal: 1 dwelling; parking; landscaping.

See item 3.

Application No: 20/11135
Site: Danesmead, Wood Lane, Milford-On-Sea SO41 ONA.
Proposal: Replacement of existing shed; erection of a single-storey timber clad building to provide a garden/ fitness room and storage.

See item 3.

Application No: 20/00662
Site: The Breakers, Saltgrass Lane, Keyhaven SO41 OTQ.
Proposal: Single-storey extensions to main dwelling; porches to main dwelling; extension to outbuilding to form annex building; decking; alterations to doors and windows of main dwelling and outbuilding; demolition of 3 (no) outbuildings).

PAR 3: We recommend PERMISSION

6. PLANNING DECISIONS

Granted:

- a. 20/11010. Plot 2 (16) Knowland Drive, Milford-On-Sea. Detached garage.
- b. 20/10876. Construction of a beach hut on an unoccupied slot (intended for a beach hut).
- c. 20/10822. Valley Cottage, Lymore Lane, Milford-On-Sea. New domestic sewage treatment package.
- d. 20/10849. Beach Hut 341, Hordle Cliff, Milford-On-Sea. Demolish, remove existing beach hut and replace exactly the same footprint, increase roof length and add a canopy.
- e. 20/10942. 33 Downton Kane, Downton, Milford-On-Sea. Proposed summer house.
- f. 20/10923. 11 Aubrey Close, Milford-On-Sea. Proposed single-storey rear extensions (demolition of conservatory).
- g. 20/10983. 13 Solent Way, Milford-On-Sea. Single-storey rear extension.
- h. 20/10980. 26 Carrington Lane, Milford-On-Sea. Rear & side single-storey extension.
- i. 19/11318. 8 Newlands Manor, Everton, Milford-On-Sea. Rear single-storey extension; remove render and repoint.
- j. 19/11318. 8 Newlands Manor, Everton, Milford-On-Sea. Rear single-storey extension; repointing of west elevation; rebuilding of central chimney to incorporate a lead tray; mending of roof and griffin; installation of radiators and new sanitaryware (application for Listed Building Consent).
- k. 20/10909. 23 Sea Road, Milford-On-Sea. Single-storey extension (conservatory).
- l. 20/10889. 16 Knowland Drive, Milford-On-Sea. Detached garage.
- m. 20/10896. 43 Knowland Drive, Milford-On-Sea. Two storey side and rear extensions; porch.

The Parish Council recommended permission for these applications.

Refused:

- n. 20/10348. Land East of Lymore Lane, Milford-On-Sea. Erect 5 detached houses with vehicular access and parking; details of access and layout (outline application).

The Parish Council objected to this application.

7. APPEALS

The following appeal has been dismissed:

- a. 19/11044. 9 Hurst Road, Milford-On-Sea. Erection of single-storey bungalow.

The Parish Council objected to this application.

8. NFDC PLANNING COMMITTEE MEETINGS

11th November:

- a. **19/11439: Land at Merlin, Lymington Road, Milford-On-Sea.** Demolition of existing residential property; redevelopment of land to provide 4 residential units; associated parking; landscaping.

Parish Council to submit following statement to be read out on its behalf:

The Parish Council maintains its previous objections to this application on the grounds of inadequate and therefore dangerous access routes. This has now been exacerbated by one of the proposed access routes from the site onto Barnes Lanes being blocked off. In addition, the removal of the passing place on the Lymington Road access will mean that the pedestrians will have an even more dangerous route to traverse down this single track and there will also be increased congestion given the increased number of expected vehicle movements the proposed development will bring.

The Parish Council still has concerns about the lack of access for emergency vehicles and refuse lorries.

The Parish Council maintains that the visibility when turning onto the Lymington Road is very poor, being on a blind bend and therefore hazardous to all road users. Visibility splays as indicated on the plans are inadequate and to make them safe would require purchasing more land from neighbouring properties which is likely to be costly and impractical.

The Parish Council requests that Hampshire County Council Highways reconsiders its original comment and investigates these issues more closely given the altered circumstances of the location.

The Parish Council strongly requests this application be refused.

- b. **20/10433. Fulwood, Park Lane, Milford On-Sea.** Construction of 2 houses with associated parking, access and landscaping. Alternative scheme to planning permission 19/10787.

Parish Council to submit following statement to be read out on its behalf:

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 understand there are amendments to these plans which are not available online for comment. It understands from the Case Officer that the building position has moved eastwards, which will further impact on neighbour amenity. The Parish Council asks for clarification of this situation before a decision is reached.

In light of these additional concerns, the Parish Council requests this application be refused.

9. TO CONSIDER THE PARISH COUNCIL’S RESPONSE TO THE GOVERNMENT’S PLANNING WHITE PAPER CONSULTATION

The Chair noted that the deadline for comments had recently passed. The Assistant Clerk reported that the National Association of Local Councils had submitted a statement. Assistant Clerk to circulate this to members.

10. ENFORCEMENTS

Nothing to report.

11. LICENCE APPLICATIONS

Nothing to report.

12. CORRESPONDENCE

The Assistant Clerk reported that NFDC is conducting a consultation on the introduction of parking charges on the Ancient Highway in Keyhaven, in response to the increased numbers of mobile homes pitching up in this area over the summer months. Councillors noted that the other areas of Saltgrass Lane and New Lane were not included in the proposals and the changes could exacerbate the issue in these areas. Councillors to email the Assistant Clerk with their comments for a formal response to be issued on behalf of the Parish Council.

13. MATTERS FOR INFORMATION

The Chair asked for views of the councillors for the continuation of planning committee meetings by Zoom or email. The consensus was for Zoom meetings.

There being no further business, the meeting concluded at 7.45pm.

End.

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Chair, Planning Committee

Dated: