

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 575th Planning Committee 1st June 2021

Held at All Saints Church Hall at 6.30pm.



Planning Committee Minutes

Members:

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

In Attendance:

Graham Wells (Parish Clerk), Christine Stuart (Assistant Parish Clerk) 11 members of the public.

1. DECLARATIONS OF INTEREST

None.

2. APOLOGIES

Apologies were received from Cllr Whitlock and Cllr Cameron.

3. PUBLIC PARTICIPATION

Mr Harris & Mr. O'Reilly for Whitfield Cottage

Mr & Mrs Small for 21 Downton Lane

Mr Barrett, Mr Lister & Mrs Chown for Rear of Fulwood

4. MINUTES OF THE LAST PLANNING MEETING

The minutes of the previous zoom meeting held on 4th May 2021 were agreed and signed by the Chair.

5. TREE AND BUILDING PLANNING APPLICATIONS

Treework Applications

CLlr Goode suggested that the Parish Council were often conflicted with tree work applications as it tries to preserve as many trees in the parish as possible.

CLlr Banks proposed that all the following applications be deferred to the tree officers for their decision. CLlr Cowell seconded this proposal. Members voted unanimously in favour.

Application No: [TPO/21/0230](#)
Site: Field House, Kitwalls Lane, Milford-on-Sea, SO41 0RJ.
Proposal: Beech x 2 - Prune.

Application No: [TPO/21/0251](#)
Site: Homefield, 12 George Road, Milford-on-Sea, SO41 0RT.
Proposal: Birch x 1 - Fell.

Application No: [TPO/21/0216](#)
Site: Windhover, Blackbush Road, Milford-on-Sea, SO41 0PB.
Proposal: Birch x 1 - Fell.

Application No: [TPO/21/0213](#)
Site: Halnaker, Barnes Lane, Milford-on-Sea, SO41 0RP.
Proposal: Turkey Oak x 1 – Fell.
Sycamore x 1 – Reduce
Beech x 1 – Reduce
Oak x 1 – Reduce
Holm Oak x 1 – Fell

Application No: [TPO/21/0209](#)
Site: 31 Shorefield Way, Milford-on-Sea, SO41 0RW.
Proposal: Oak x 1 – Prune.
Reason: See website link for details.

Application No: [TPO/21/0260](#)
Site: Rookcliff House, Rookcliff Way, Milford-on-Sea, SO41 0SD.
Proposal: Sycamore x 1 Reduce.
Holm Oak x 1 Reduce
Holm Oak x 1 Fell

Planning Applications

Application No: [21/10474](#)
Site: 21 Downton Lane, Downton, Milford-on-Sea, SO41 0LG.
Proposal: Annexe in front garden.

The Chair invited the applicant to speak, who outlined the plans.
Cllr Cowell proposed a PAR 1, Cllr Jennions seconded this proposal. Members voted unanimously in favour.

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

Comment submitted:

Milford Parish Council would like to attach a condition stating that this Annexe should not be used for permanent residence

Application No: [21/10606](#)
Site: Kitwalls, Kitwalls Lane, Milford-on-Sea, SO41 0RJ.
Proposal: Extensions; internal alterations; fenestration alterations; Demolish store.

Cllr Darbshire proposed a PAR 1, Cllr Cullen seconded this proposal. Members voted unanimously in favour.

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

Application No: [21/10596](#)
Site: Valley Cottage, Lymore Lane, Milford-on-Sea, SO41 0TS.
Proposal: Single Storey extension; fenestration alterations; cladding.

Cllr Banks proposed a PAR 5, Cllr Goode seconded this proposal. Members voted unanimously in favour.

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

Comment Submitted:

The Parish Council felt it was unable to comment further as the case officer is challenging this application so we are happy with the district council officers decision

Application No: [21/10611](#)
Site: Upper Shaw, Shorefield Crescent, Milford-on-Sea, SO41 0PD.
Proposal: Dormers in existing garage roof to facilitate garage conversion to store & home office; fenestration alteration to garage.

Cllr Goode proposed a PAR 3, Cllr Cowell seconded this proposal. Members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [21/10622](#)
Site: Land to the rear of 31 Manor Road and Grey Chequers, Manor Road, Milford-on-Sea, SO41 0RG.
Proposal: 2 No. dwellings; altered access; outbuilding; hard and soft landscaping.

The Chair invited the applicant to speak, who outlined the amended plans.
Cllr Goode proposed a PAR 5, Cllr Darbishire seconded this proposal. Members voted unanimously in favour.

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

Comment Submitted:

The Parish Council recognises there are concerns from HCC Highways regarding the restrictions on visibility and would like to see this agreed before permission is granted.

Application No: [21/10634](#)
Site: Whitefield Cottage, West Road, Milford-on-Sea, SO41 0NZ.
Proposal: Replacement single dwelling with attached annexe.

The Chair invited neighbouring residents to make further comments.
Cllr Goode proposed a PAR 4, Cllr Cowell seconded this proposal. Members voted unanimously in favour.

PAR 4: We recommend REFUSAL.

Comment submitted:

The Parish Council has concerns over the considerable increase in property size, bulk and height on this site and view this as an overdevelopment of the site. In addition, the balconies are very large with inadequate screening offering little privacy to neighbouring properties. There is concern regarding only three parking spaces for such a large proposal and the difficulty with traffic turning on a small lane.

Application No: [21/10710](#)
Site: Beach Hut 173, Hordle Cliff, Milford-on-Sea.
Proposal: Replacement beach hut with decking.

Members voted unanimously in favour of a PAR 1.

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

Application No: [21/10710](#)
Site: 2 Lyme fields, Milford-on-Sea, SO41 0SU.
Proposal: Single storey side extension to increase size of utility and add on study room

Cllr Colman proposed a PAR 1, Cllr Cowell seconded this proposal. Members voted unanimously in favour.

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

Application No: [21/10723](#)
Site: 64 Swallow Drive, Milford-on-Sea, SO41 0XG.
Proposal: Side and rear extension; dormer to roof in association with proposed first floor accommodation; porch.

Cllr Cullen proposed a PAR 1, Cllr Darbshire seconded this proposal. Members voted unanimously in favour.

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

Application No: [21/10481](#)
Site: Kingsmead, De La Warr Road, Milford-on-Sea, SO41 0PS.
Proposal: Detached garage.

Cllr Goode proposed a PAR 4, Cllr Bishop seconded this proposal. Members voted unanimously in favour.

PAR 4: We recommend REFUSAL.

Comment Submitted:

The Parish Council are concerned that this garage will be altered and used as a permanent residence as the current plans are more akin to a small house.

Application No: [21/10703](#)
Site: Land rear of Fulwood, Park Lane, Milford-on-Sea, SO41 0PN.
Proposal: Two Detached houses; associated parking; carport; access & landscaping.

The Chair invited the applicant to speak, who outlined the amended plans.

The Chair invited neighbouring residents to make further comments.

Cllr Bishop proposed a PAR 4, Cllr Goode seconded this proposal. Members voted unanimously in favour.

PAR 4: We recommend REFUSAL.

Comment Submitted:

The Parish Council are aware that this application is for additional dormer windows and not for two properties that are already under construction.

A previous application that included these paring gable dormer windows was previously refused in 2019 due to overlooking of neighbouring properties.

The applicant has confirmed that the two properties have been sold (subject to contract) so the Parish Council can see no reason why the addition of dormer windows should be included at this stage.

6. PLANNING DECISIONS

Granted:

- a. 21/10176 – Plowmans, Park Lane, Milford-on-Sea. Two storey side extension; single storey front and rear extension; garage; demolition of existing; new vehicular access and hard standing.
- b. 21/10432 – The Little House, 7 Carrington Lane, Milford-On-Sea. Single-storey front extension.
- c. 21/10373 – Wayside, 3 Milford Place, Milford-on-Sea. Single-storey front and rear extension; enlarge patio.
- d. 21/10388 – 55 Bradley Road, Milford-on-Sea. Outbuilding.
- e. 21/10413 – Marine House, Hurst Road, Milford-on-Sea. Variation of condition 2 of planning permission 21/10979 to allow amended plans to allow layout, fenestration and external finish changes to the second-floor residential unit.
- f. 21/00231 – Keyhaven Barn, Keyhaven. Single storey extension.
- g. 20/11423 – Beach Hut 167, Cliff Road, Milford-on-Sea. Replacement hut; solar panels & decking.
- h. 21/00248 – Peel House, Keyhaven Road, Milford-on-Sea. First floor extension; slate roof; cladding; solar panels.
- i. 20/10742 – Lymedale, Lymington Road, Milford-on-Sea. Three detached dwellings each with double garage and parking; demolition of existing house and buildings.
- j. 21/10569 – 18 Grebe Close, Milford-on-Sea. Roof alterations in association with new first floor; single storey extension; front porch.

Refused:

- k. 21/10403 – Sedges, Blackbush Road, Milford-on-Sea. Sliding glass door to undercroft; decking area (Lawful development certificate that permission is not required for proposal). DECISION – Was not Lawful.

Undetermined:

- l. 21 Keyhaven Road, Milford-on-Sea. Single Storey rear extensions to dormers and south fenestration.

7. APPEALS

The following appeals have been lodged:

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 with details only of access and layout).

20/11324 Land to the rear of the White Horse, Keyhaven Road, Milford-on-Sea. Redevelopment of brownfield land for the erection of 4 dwellings houses with associated access, parking and landscaping.

8. NFDC PLANNING COMMITTEE MEETINGS

12th May 2021: No items.

9. ENFORCEMENTS

None.

10. LICENCE APPLICATIONS

None.

11. CORRESPONDENCE

None.

12. MATTERS FOR INFORMATION

None.

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

End.

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Chair, Planning Committee

Dated: