

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 604th Planning Committee 2nd October 2023

Held in The Village Hall, Park Road at 6.30pm



Planning Committee Minutes

Members:

Sue Whitlock (Chair)	Christine Hopkins	p	Peter Jennions	p
Patricia Banks (Vice Chair)	Bernard Bennett	p	Kenneth Cameron	
David Royle	Anne Cullen	p	Sue Pepper	
Bob Bishop	Donald Darbshire	p	Ian Bliss	

In Attendance:

Niamh Morrison (Assistant Parish Clerk), and 7 members of the public.

Cllr Cullen proposed Cllr Hopkins to chair the meeting, Cllr Jennions seconded this proposal. All members voted unanimously in favour. Cllr Hopkins opened the meeting and welcomed everyone.

1. DECLARATIONS OF INTEREST

None.

2. APOLOGIES

Cllr Hawkins, Cllr Reid, Cllr Whitlock, Cllr Banks, Cllr Bliss and Cllr Pepper.

3. PUBLIC PARTICIPATION

Ms. Moritimer (representee of applicant) for item 23/10941

Ms. Burton for item 23/10941

Mr. Turner for item 23/10941

4. MINUTES OF THE LAST PLANNING MEETING

Cllr Cullen proposed the minutes be approved; Cllr Bennett seconded this proposal.

Members voted unanimously in favour.

The minutes of the planning committee held on 4 th September were agreed and signed by the Chair. The minutes would go to the next full Parish Meeting for adoption.

5. TREE AND BUILDING PLANNING APPLICATIONS

Tree work Applications

Application No: [CONS/23/0348](#)
Site: The Coach House, Barnes Lane, Milford-On-Sea
Proposal: Arbutus Tree x 1 Reduce - Remove branch on west side to balance.
Reason: Arboriculture Maintenance

The committee raised no objections to the tree works outlined in this application.

Application No: [CONS/23/0485](#)
Site: 42 High Street, Milford-on-Sea, SO41 0QD
Proposal: Magnolia x 2 Prune
Reason: Arboriculture Maintenance

The committee raised no objections to the tree works outlined in this application.

Planning Applications

Application No: [23/10941](#)
Site: Shorefield Country Park, Shorefield Road, Downton, SO41 0LH
Proposal: The upgrading and improvement of central facilities at shorefield country park including an extended staff car park totalling 38 car parking spaces; remodelled arrivals car parking with 65 car parking spaces; refurbished multi-use games area (MUGA); new splash pad/waterpark and associated changing facilities; new activity lawn including a nine hole mini-golf course and activity control hut and storage area; new bike rack; boules court; repositioned caravan showground and sales office; reception extension; laundrette; recreational play area including wooden climbing structures; terrace & seating areas; vehicle barrier & control point; revised access provision & road layouts including new paths and walkways, delivery & drop off points

Ms. Mortimer (representee of the applicant) addressed the committee and gave a summary of the application followed by a question-and-answer session. Member of the committee sought clarification on various aspects, predominantly about the proposal of an activity lawn and its uses.

Ms. Burton addressed the committee and voiced her concerns over the non-specific use of the activity lawn and the general over development of the site.

Mr. Turner addressed the committee and echoed similar concerns already raised, in addition to excessive and invasive lighting.

All aspects of this proposal were studied and discussed amongst the committee.

Cllr Bishop proposed a Par 4, Cllr Cullen seconded this proposal. All members voted unanimously in favour.

PAR 4: We recommend REFUSAL

Application 23/10941 (Shorefield Country Park, Shorefield Road, Downton, Milford-on-Sea) was on the agenda for the Milford-on-Sea Parish Council Planning Committee meeting held on Tuesday, 2nd October. Milford-on-Sea Parish Council would deem it appropriate for Shorefield Country Park to engage in a public consultation with Milford-on-Sea residents and holiday homeowners prior to submitting a planning application of this magnitude.

Milford-on-Sea Parish Council strongly object to the proposals within this planning application and believe it to be overdevelopment in a rural location. The committee unanimously agree to submit a PAR 4: We recommend REFUSAL

Unspecified usage of activities lawn and noise pollution

This application is mirror-like to the previous application submitted by Shorefield Country Park earlier this year (22/11463). Within this application there is a very large “activity lawn” with its usage unspecified. The conclusion is the “activity lawn” is a new title to replace the previous “outdoor stage” and the “controls room” is replacing the “bar” in withdrawn application 22/11463. The “activity lawn” would provide Shorefield Country Park facilities to host large-scale outdoor events, such as concerts or discos, which is of great concern to the planning committee. This would inevitably lead to a significant increase in noise levels, both to and from and at the site. This is unacceptable. The parish council is vehemently opposed to increased noise levels and disturbance from probable unspecified events on the “activity lawn”, day and night.

Highway Safety

The location on Downton Lane, a country lane that links onto the A337, has several narrow points allowing use by one vehicle at a time. Any increase in traffic along this lane is problematic. The lane leads to difficult, even dangerous turnings, on to the main A337 road would incur increased risk of serious accidents. These roads are also used widely by both pedestrians and cyclists.

Lighting and Environmental Impact

The proposed significant introduction and increase in artificial lighting would cause pollution for the surrounding community and serious detriment to the neighbouring properties, resulting in loss of privacy.

The location of Shorefield Country Park is rural, and the proposed lighting plan will have a damaging impact on nesting birds and local wildlife.

Overall, the parish council deem the lighting to be excessive and invasive.

Noise Impact and Assessment

Noise levels will significantly increase with the MUGA, splash park and activities lawn.

As part of the application, a noise report should incorporate noise levels during the busiest seasons in the park, assessing noise in February is not portraying an accurate and true reading. Therefore, the parish council believe the Venta noise study unsatisfactory.

Proposed External Terrace and Play Area – Southern End

The proposed terrace on the southern aspect of the site is deemed excessive in size and its locality extremely imposing on near-by properties and holiday homes within the site.

In addition, the proposed play area’s proximity to the road sparks safety concerns.

Application No: [23/10935](#)
Site: **Shorefield Country Park, Shorefield Road, Downton, SO41 0LJ**
Proposal: Formation of a service access road to serve Shorefield Country Park; modifications to the existing bund; gates

Cllr Royle proposed a Par 3, Cllr Cullen seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/10416](#)
Site: **Mylforde, Lymington Road, Milford-On-Sea SO41 0QL**
Proposal: Detached garage (AMENDED DESCRIPTION)

Cllr Cullen proposed a Par 1, Cllr Jennions seconded this proposal. All 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: [23/10936](#)
Site: **5 Swallow Drive, Milford-on-Sea, SO41 0XD**
Proposal: Erect single-storey rear extension to form additional living space and home office; demolish existing conservatory & shed

Cllr Darbshire proposed a Par 3, Cllr Jennions seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/10964](#)
Site: **3 North Head, Milford-on-Sea, SO41 0LX**
Proposal: Proposed front and rear first floor extensions with external balcony to rear; alterations to fenestration and internal alterations

Cllr Bishop proposed a Par 3, Cllr Royle seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/10971](#)
Site: **Roselea, 37 Carrington Lane, Milford-on-Sea, SO41 0RA**
Proposal: Single-storey rear extension

Cllr Cullen proposed a Par 3, Cllr Darbshire seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/10961](#)

Site: **Lymore End, Lymore Lane, Milford-on-Sea, SO41 0TX**

Proposal: Conversion of existing garage to annexe for ancillary use to main dwelling, with attached workshop and bike store; fenestration alterations (Retrospective)

Cllr Cullen proposed a Par 5, Cllr Bennett seconded this proposal. All 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.

Application No: [23/10975](#)

Site: **Longcliffe, Victoria Road, Milford-on-Sea, SO41 0NL**

Proposal: Variation of condition 2 of planning permission 22/11294 to allow amendments to windows and addition of slate tile hanging to rear elevation

Cllr Darbshire proposed a Par 3, Cllr Jennions seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/10978](#)

Site: **10 Newlands Manor, Everton, Milford-on-Sea, SO41 0JH**

Proposal: Single-storey side extension; rooflights; rear dormer window with cladding; front porch; fenestration alterations.

Cllr Darbshire proposed a Par 3, Cllr Royle seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/011348FULL](#)

Site: **Bellairs, Lymore Lane, Keyhaven, Lymington, SO41 0TS**

Proposal: Proposed render to existing dwelling

Cllr Jennions proposed a Par 3, Cllr Royle seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/10976](#)

Site: **Caenswood Cottage, Lymore Lane, Milford-on-Sea, SO41 0TX**

Proposal: Replacement dwelling and repositioning on plot; associated double garage; demolition of existing dwelling; install solar panels on framed structure; stone wall and wooden gate; stone wall planting beds

Cllr Cullen proposed a Par 3, Cllr Darbishire seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/11010](#)

Site: **7 Oaktree Court, Milford-on-Sea, SO41 0UJ**

Proposal: Replacement deck, steps & guard railing

Cllr Bishop proposed a Par 3, Cllr Jennions seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [23/10994](#)

Site: **Beach Hut 45, Hordle Cliff, Milford-on-Sea**

Proposal: Replacement beach hut, decking and steps

Cllr Jennions proposed a Par 3, Cllr Darbishire seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

6. PLANNING DECISIONS

Granted:

23/10558 – The Promenade Seawall, South of Hurst Road, Milford-on-Sea – Par 3

23/10614 - 2 & 4 Shore Close, Milford-on-Sea, SO41 0SY – Par 5

23/10685 - Valley Cottage Holiday Lets, Lymore Lane, Milford-on-Sea SO41 0TS – Par 1

23/10450 – 3 Knowland Drive, Milford-on-Sea, SO41 0RH – Par 4

23/10253 - The Salt Shed, Lymore Valley, Milford-on-Sea SO41 0TW – Par 3

23/10867 - 9 Glebefields, Milford-on-Sea, SO41 0WW – Par 1

23/10714 - 5 Shorefield Way, Milford-on-Sea, SO41 0RW – Par 1

23/10279 – Land adjacent to Knole, Kitwalls Lane, Milford-on-Sea, SO41 0RJ – Par 1

23/01064 – Keyhaven Lodge, Lymore Lane, Keyhaven, SO41 0TS – No objections raised

23/10796 – 5 Dacres Walk, Milford-on-Sea, SO41 0SL – Par 2

PTO/23/0318 – Kingsmead, De La Warr Road, Milford-on-Sea. SO41 0PS – Raised objection

Withdrawn:

23/00999 – The Breakers, Saltgrass Lane, Keyhaven, Lymington, SO41 0TQ

Refused:

None.

7. APPEALS

22/11363 – Carrington Grange, 31 Keyhaven Road, Milford-on-Sea, SO41 0QW

8. NFDC PLANNING COMMITTEE MEETINGS

None.

9. ENFORCEMENTS

None.

10. LICENCE APPLICATIONS

None.

11. CORRESPONDENCE

None.

12. ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

Cllr Hopkins reported that the recent meeting arranged by Milford Residents for Sustainable Development was exceptionally well attended. The purpose of the meeting was to discuss the planning proposal for SS7 (Swallowfields), North of Manor Road.

.....
Chair, Planning Committee

Dated: