

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 603rd Planning Committee 4th September 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	p
David Royle	Anne Cullen	p	Sue Pepper	p
Bob Bishop	Donald Darbshire		Ian Bliss	p

In Attendance:

Graham Wells (Parish Clerk), and 9 members of the public.

Vice – Chair of the Committee, Cllr Banks opened the meeting and welcomed everyone.

1. DECLARATIONS OF INTEREST

Cllr Cameron & Cllr Pepper for item 23/00957

2. APOLOGIES

District Cllr Hawkins, District Cllr Reid, Cllr Darbshire, Cllr Whitlock, Cllr Royle.

3. PUBLIC PARTICIPATION

Mr. Moorhouse, Mr Wall and Mr. West 23/10834.

Mr. & Mrs. Gladman for item 23/00919.

Commodore Ash-Vie for item 23/00957.

Mr. & Mrs. Melin for item TPO/23/0407.

Mr. Walsh and Mr. Whitlock for item 23/10822

4. MINUTES OF THE LAST PLANNING MEETING

Cllr Bishop proposed the minutes be approved; Cllr Bliss seconded this proposal.

Members voted unanimously in favour.

The minutes of the planning committee held on 7th August 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: [TPO/23/0407](#)

Site: Solent Reach, Church Hill, Milford-on-Sea, SO41 0QJ

Proposal: Ash x 1 Fell
Elm x 1 Fell

Reason: T1 - Elm - Section fell in parts to ground level or as close as practically possible. T1 - Elm - Tree is dead. T2 - Ash - Tree is in poor health.

Mr. & Mrs. Melin explained to the committee that these trees were dead or dying and that they had planted other trees since being at the property.

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

Application No: 23/01064CONS

Site: Keyhaven Lodge, Lymore Lane, Keyhaven, SO41 0TS

Proposal: Sycamore x 3 Fell
Elm x 1 Fell

The Planning Committee submitted the following comment:

“Milford-on-Sea Parish Council can see no reason for the removal of these trees if they are in good health and condition.

The Parish Council note that many trees in this area have only been removed to improve the view to the occupant.”

Planning Applications

Application No: [23/10796](#)

Site: 5 Dacres Walk, Milford-on-Sea, SO41 0SL

Proposal: Demolition of garage; single-storey side extension; solar panels

Cllr Cameron proposed a PAR 2, Cllr Jennions seconded this proposal. Members voted eight (8) in favour and one (1) Abstention.

PAR 2: We recommend REFUSAL but would accept the decision reached by the District Council's Officers under their delegated powers.

The Planning committee submitted the following comment:

“The Parish Council noted that due to the removal of a garage there was no indication of where cars would be parked other than on the roadside.”

Application No: [23/10865](#)

Site: Sandbrook, Gillingham Road, Milford-on-Sea, SO41 0PJ

Proposal: Roof alterations with conversion; front and rear dormer windows; rooflights

Cllr Bishop proposed a PAR 1, Cllr Hopkins 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: [23/10685](#)

Site: Valley Cottage Holiday, Lymore Lane, Milford-on-Sea, SO41 0TS

Proposal: Single-story extension; conservatory; fenestration alterations; cladding

Cllr Cameron proposed a PAR 2, Cllr Jennions seconded this proposal. Members voted eight (8) in favour and one (1) Abstention.

The Committee considered the total addition of all these small extensions and alterations since the 2020 approval of use as 'Unrestricted Dwelling House' amounted to 'Overdevelopment of the Site'.

PAR 2: We recommend REFUSAL but would accept the decision reached by the District Council's Officers under their delegated powers.

The Parish Council submitted the following comment:

The Parish Council note that there have been small extensions to this property over the years that might have not been given planning if all were considered at the same time.

Application No: [23/00919FULL](#)

Site: Tomorrow, Saltgrass Lane, Keyhaven, Lymington, SO41 0TQ

Proposal: Replacement dwelling; 1no. outbuilding; 1no greenhouse; walled garden; access retaining walls; associated landscaping; external lighting; demolition existing dwelling and attached outbuilding

Mr. & Mrs. Gladman circulated a brief outline of the development proposals to members.

Cllr Jennions proposed a PAR 1, Cllr Cameron 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: [23/10867](#)

Site: 9 Glebefields, Milford-on-Sea, SO41 0WW

Proposal: Single Storey rear extension and internal alterations; demolition of conservatory

Cllr Jennions proposed a PAR 1, Cllr Cameron 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: [23/10822](#)

Site: **Button Moon, Sycamore Close, Milford-on-Sea, SO41 0RY**

Proposal: Demolition of existing house; replacement dwelling; associated parking, hard and soft landscaping

Mr Whitlock addressed the committee and explained that following a structural survey it was found that the property was unstable and therefore needed to be demolished.

Cllr Jennions proposed a PAR 1, Cllr Hopkins 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: [23/10834](#)

Site: **1 Kivernell Road, Milford-on-Sea, SO41 0PP**

Proposal: Roof alterations & external insulation; two storey extension; demolish garage; erect outbuilding; relocate access; boundary all & associated landscaping.

The property agent, Mr Moorhouse explained that the current house was not being demolished but modernised with a front extension and flat roof.

Mr. West, the owner of the property opposite, raised concerns that the relocated access point was directly opposite his drive which could be a danger.

From the plan's submitted councillors were unclear of exactly the locations of each driveway. Also, that if permission was granted that traders vans parking on the street could pose a danger as the property is so close to the junction of the B3058.

Cllr Jennions proposed a PAR 2, Cllr Cameron seconded this proposal.

Cllr Bennett proposed a PAR 1, however there was no seconder.

Members voted six (6) in favour of a PAR 2 with three (3) abstentions.

PAR 2: We recommend REFUSAL but would accept the decision reached by the District Council's Officers under their delegated powers.

The planning committee submitted the following comment:

The Parish Council are unclear from the documents supplied as to the entrance and exit point to the proposed development. There is concern that this will be directly opposite a neighbouring property. There is also concern that any entry/exit point is close to the Kivernell/B3058 junction.

Application No: 23/00957

Site: Keyhaven Yacht Club, Keyhaven Road, Keyhaven, SO41 0TR

Proposal: Replacement veranda; portal window; demolition of existing veranda

Commadore Ash-Vie explained that the new veranda would benefit the social aspect of the club without effecting the light into the building.

Cllr Hopkins proposed a PAR 3, Cllr Bliss seconded this proposal. Members voted seven (7) in favour and two (2) abstentions.

PAR 3: We recommend PERMISSION.

Application No: [23/10889](#)

Site: Clearbrook House, 17 Sharvells Road, Milford-on-Sea, SO41 0PE

Proposal First floor extension & conversion of existing garage to living accommodation with rear balcony; single-storey garage to front of property; 2 no. pergolas and landscaping works.

Cllr Bishop proposed a PAR 1, Cllr Pepper 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: [23/10932](#)

Site: 1 Broadfields Close, Milford-on-Sea, SO41 0SE

Proposal: Single-storey side extension; rear dormer; loft conversion; associated external works including block paved and gravel parking area

Cllr Pepper proposed a PAR 1, Cllr Bishop 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.

6. PLANNING DECISIONS

Granted:

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

23/10590 – 13 River Gardens, Milford-on-Sea, SO41 0QA

23/10740 - 55 Shorefield Way, Milford-on-Sea, SO41 0RW

23/10763 – Twin Oaks, Shorefield Road, Milford-on-Sea, SO41 0LH

Withdrawn:

None.

Refused:

23/10686 - Valley Cottage Holidays, Lymore Lane, Milford-on-Sea, SO41 0TS

23/10676 – Longcliffe, Victoria Road, Milford-on-Sea, SO41 0NL

7. APPEALS

None.

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

The Clerk reported that the Case Officer had stipulated that any replacement windows for the Parish Office would need to go into wooden frames due to being inside the conservation area.

Cllr Pepper reported that a meeting was arranged for the 27th September at 7pm in the Community Centre. This meeting had been arranged by the Milford Residents for Sustainable Development group, to discuss the planning proposal for SS7 (Swallowfields), North of Manor Road.

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Chair, Planning Committee

Dated: