

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 606th Planning Committee 4th December 2023

Held in The Village Hall, Park Road at 6.30pm



Planning Committee Minutes

Members:

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

In Attendance:

Niamh Morrison (Assistant Parish Clerk), District Councillor Ward, District Councillor Hawkins and District Cllr Reid, Roz Waters from Lymington Advertiser and 72 members of the public.

The Chair of the meeting, Cllr Banks, introduced herself and welcomed everyone. Introductions were made of all the Parish Councillors in attendance and the Planning Clerk. A detailed summary was provided by Cllr Banks regarding the meeting's proceedings and order of events. The meeting was declared open.

1. DECLARATIONS OF INTEREST

Cllr Bliss for Item 23/10476.

2. APOLOGIES

Cllr Whitlock, Cllr Bishop, Cllr Bennett, Cllr Darbshire, Cllr Jennions.

3. PUBLIC PARTICIPATION

Mr. J Welsh, Mrs. M Welsh, Ms. Fraiser, Ms. Watson, Ms. Bentley, Mr Wedgewood and Dr. Willard for Item 23/10476.

Dr. Willard and Mr. Collins for Item 23/00926.

4. MINUTES OF THE LAST PLANNING MEETING

Cllr Hopkins proposed the minutes be approved; Cllr Royle seconded this proposal.

Members voted unanimously in favour.

The minutes of the planning committee held on 6th November 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/23/0563](#)
Site: Milford and South Hants Club, 2 Park Lane, SO41 0PN
Proposal: Oak x 3 – reduce
Reason: To allow more light in to car parking area, to balance tree
No objections were raised to the tree works proposed in this application.

Application No: [TPO/23/0571](#)
Site: 11 Shorefield Way, Milford-on-Sea, Lymington, SO41 0RW
Proposal: Beech x 3 – reduce, Birch x 1 – fell
Reason: Alleviate shading of house and neighbouring properties and maintain the shape and health of the tree. The birch has a pronounced lean and has dropped several large pieces and is recommended to be removed and replaced with a new Silver Birch.
No objections were raised to the tree works proposed in this application.

Application No: [TPO/230587](#)
Site: Bramley Cottage, Shorefield Crescent, Milford-on-Sea, SO41 0PD
Proposal: Oak x 3 Reduce, Pine x 1 Reduce
Reason: Pine x 1 - Remove dead branch over road
Oak x 1 - Remove dead branch over drive and remove branch growing through and rubbing G2.2 Pine tree
No objections were raised to the tree works proposed in this application.

Application No: [23/01534CONS](#)
Site: Old Salt Grass, Saltgrass Lane, Keyhaven, SO41 0TQ
Proposal: Prune 1 x Pear tree, Prune 1 x Hawthorn tree, Deadwood 1 x Oak tree, Prune 1 x Holm Oak tree
Reason: Old non-fruiting Pear tree, reduce height and shape Hawthorn, remove dead branches from Oak tree, tidy Holm oak over driveway and allow clearance
No objections were raised to the tree works proposed in this application.

Planning Applications

Application No: [23/11113](#)

Site: **30 Swallow Drive, Milford-on-Sea, SO41 0XD**

Proposal: Single-storey rear conservatory

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

PAR 3: We recommend PERMISSION

Application No: [23/11091](#)

Site: **Sunnyfield, 7 George Road, Milford-on-Sea, SO41 0RT**

Proposal: Ground and first floor side extension to create annex to the main property; alterations to side dormer

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

PAR 3: We recommend PERMISSION

Application No: [23/11180](#)

Site: **Kingsmead, De La Warr Road, Milford-on-Sea, SO41 0PS**

Proposal: In-ground swimming pool and sunken seating area

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

PAR 3: We recommend PERMISSION

Application No: [23/00926](#)

Site: **Aubrey Farm, Keyhaven Road, Keyhaven, SO41 0TH**

Proposal: Replacement outbuilding and change of use from agricultural to B8 storage and distribution; associated parking; demolition of 3no. agricultural buildings

Dr. Willard addressed the committee and the public, he raised concerns about the proposal outlined in this application. He sees no good reason why the existing building cannot be refurbished to a modern standard and is against any form of demolition. It's use of storage would generate increase of traffic which may include containers and delivery lorries in the Nation Park and an area of outstanding beauty.

Mr. Collins addressed the committee and the public, he believes the current building blends into the area and should be used as an example to how well it can be modernised sympathetically. He believes that the proposal contravenes the planning statement and National Parks policies.

The Parish Councillors opened conversation amongst themselves, and various concerns were raised including the Class B8 use, increase in traffic, the detrimental impact on Mr. and Mrs. Willard's property (which is a listed building) and the demolition of a building that currently aesthetically suitable for the surrounding area.

Cllr Cullen proposed a Par 5 with a comment to reflect concerns. A discussion followed and this vote fell. Cllr Royle proposed a Par 2, this vote fell. There was then further discussion regarding the permitted development rights at the site.

Cllr Cullen proposed a Par 5 with comment, Cllr Royle 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.

The parish council is against the demolition of the existing building and sees no good reason the current structure cannot be sympathetically restored and adapted to modern standards.

The proposal contravenes the National Policy framework and guidance for areas of natural outstanding beauty within the National Park.

Large lorries, particularly grain lorries, will cause damage to the old brick wall situated opposite - which surrounds a listed building. These walls and this property must be preserved at all costs.

The parish council is vehemently opposed to any more industrial and commercial traffic in the area.

The parish council do not wish to see areas within the National Park utilized and/or expanded for industrial and commercial purposes.

The parish council recommend permitted development rights be removed.

Application No: [23/11207](#)

Site: **11 Lawn Road, Milford-on-Sea, SO41 0QZ**

Proposal: Two-storey rear extension with roof light; fenestration alterations including bay window to front; cladding

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

PAR 3: We recommend PERMISSION

Application No: [23/10476](#)

Site: **Land North of Manor Road**

Proposal: Land Outline planning application for up to 170 homes and other associated works, including landscaping, Alternative Natural Recreational Green space, and open

space; principal vehicular accesses from Manor Road (Outline application with access details only) North of Manor Road, Milford-on-Sea

Cllr Banks welcomed those that registered to speak on the item to come forward. Firstly, there was 5 representatives from the group titled Milford Residents for Sustainable Development. The speakers each choose a topic, and presented, in detail, the items they believed were good reason for the application to be refused. The order in which they presented, and topics were as follows:

Mr. Welsh on Environment and Density, Ms. Welsh on Provision of Sewage and Affordable Housing, Ms. Bently on Environmental Impact, Ms. Fraiser on Highways and Safety Concern, Ms. Watson on the delivery of The Local Plan.

Dr. Willard spoke about the well-known sewage issues within the Milford-on-Sea and Keyhaven area, and how the proposal failed to address how it would cope with the influx. He believes the proposal is gross over-development and would have a detrimental impact on the environment and natural surroundings.

Mr. Wedgewood spoke of his concerns with the highways proposal and called for further assessment to be carried out. He believes the impact on the street scene and loss of tree does not comply with The Local Plan. He stated he would support a judicial review.

Councillors debated the proposals amongst themselves. Cllr Royle would like to see engagement and resolution on sewage and drainage, Cllr Pepper spoke of highway concerns and the pollution children at the junior school would be exposed to. It was agreed by all that matter around sewage, drainage, highways would need to be resolved prior to any planning being approved.

Cllr Cullen spoke of the number of houses in this outline application as over-development. It did not respect the recommendation in the Local Plan and reflect the surroundings of Barnes Lane and Manor Road. The Everton Junction was debated widely, and the Parish Council would like to see a condition in place for the installation of traffic lights or a roundabout prior to any further development in the Village.

Cllr Cameron proposed that legal counsel be sought, and it was concluded that this would be an item for the agenda for the next full Parish Council meeting.

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

PAR 4: We recommend REFUSAL

The Government abolished its mandatory target of building 300,000 new homes a year in December 2022 and several local councils are looking to revise outdated Local Plans as the requirement for specific numbers has been removed. Milford-on-Sea Parish Council asks the New Forest District Council to urgently review this site SS7 and reconsider the impact of such an inappropriate development located in an already busy village. The Parish Council was opposed to this site being included in the Local Plan, although the Councillors recognise a need for affordable housing in Milford on Sea.

Gross overdevelopment of the site.

- 1. Building 170 new homes on this site does not address the core issue of overdevelopment versus housing need. Regarding over development, specifically the massing and density of the proposed development of 170 homes including properties of 2.5 storeys is not appropriate for a 'sylvan setting' in the street scene. This application is deemed excessive and should be refused.**
- 2. The Parish Council is acutely aware that some 51 local families seek affordable housing and that developing "not less than 110 homes" would adequately meet that need.**

3. The Parish Council deems this proposal would have a detrimental impact on the current street scene and would cause the loss of its existing sylvan view. The protection of existing trees is imperative as is the retention of existing hedges. We note that the Tree Officer has placed a holding objection to the proposed tree works.

Street scene and Master Planning

Insufficient consideration is given to the character of the village and the surroundings of this site. This application proposes an inappropriate urban density. Master planning objectives for the site as stated in the Local Plan Part 1. P131 are not met by this application, namely – “to create a well-designed extension to the village that...” A. respects and reinforces the strong rural character of Manor Road and Barnes Lane, B. protects road margins and creating frontages of similar character along these lanes and C. creates a compact pattern of perimeter blocks, well designed buildings, and intimate streets, with enough garden space internally and along the frontages to create a sylvan setting characteristic of the local area,

Highways Safety

5. Highways safety is an issue of great concern and what is shown in this outline application is totally inadequate to gain approval:
 - The traffic survey is out of date. A full safety audit and parking survey needs to be conducted with conditions in place prior to any type of planning approval.
 - The safety of families and their children coming to and from school is paramount, and the proposal offers no such assurances.
 - An emissions and air pollution survey needs to be conducted around the school site bordering the B3058.
 - Without such audits and surveys the Parish Council are not convinced that the 3 entry/exit points illustrated are acceptable from this site onto Manor Road.
 - The SE corner entry/exit point of the site onto Manor Rd will create a safety hazard for the community and traffic on the B3058 passing the school.
 - A dedicated construction site entrance should be mandatory from the NE corner of the site, beyond the school, to be used exclusively by heavy works traffic for the duration of the construction.
 - Hours of working and lorry movements must be agreed with the school before outline permission is granted.
 - A solution to the increased traffic problems at Everton crossroads should not be ‘Reserved Matters’ – it must be operational before any building traffic arrives on site.
 - Of extreme concern to the Parish Council and Residents of Milford on Sea is the lack of sufficient infrastructure in place to support a development of this magnitude: the need for more school places; the need for expanded health services; the lack of bus services and the greatly increased volume of car traffic along narrow rural lanes. This proposal will cause an impossible strain on the environment.
6. Works-Parking cannot be tolerated in Manor Road, Manor Close, Knowland Drive or other adjoining roads. Management and placement of construction vehicles for the duration of the building Must be controlled.
7. Drainage from any proposed building works on this site would have an enormous impact on the already struggling and inadequate sewage system that currently serves the village, therefore the Parish Council needs to consider the details of how the developer would provide a new main drain directly to the Efford sewage treatment plant at this outline application stage and not deferred until ‘Reserved

Matters'. Considering the correspondence from Southern Water (dated December 4th) we insist that the entire sewage issue be resolved and conditioned prior to any planning approval.

8. The parish council wishes to see conditions imposed to ensure the developer will not leave the site in an inferior state, prior to any outline being approved. No topsoil should be removed from the site but should be moved if necessary and stored in bunds.
9. This proposal carries a biodiversity net loss, therefore environmental objectives will not be met. The adjoining informal recreation areas, within the green belt, must not be despoiled and must be available for their enjoyment before people take up residence in Swallowfields.

Lawful Development

Application No: [23/11201](#)

Site: Forest Farm, Barnes Lane, Milford-on-Sea, SO41 0RR

Proposal: Occupation of dwelling without compliance with occupancy condition (Lawful Use Certificate for retaining an existing use or operation)

The evidence in the application was discussed and was deemed as sufficient.

PAR 3: We recommend PERMISSION

Application No: [23/11131](#)

Site: Kew Haven House, Whately Road, Milford-on-Sea SO41 0XS

Proposal: Loft Conversion

Various aspects of this lawful development application were discussed, primarily the location, the aesthetics, and the appearance it would give of composing of 3 stores. The parish council would like to submit comment to reflect their discussion:

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

The Parish Council deem this proposal of lawful development disruptive to the street scene and not in keeping with its immediate surroundings for the following reasons:

It has the appearance of being a 3-storey building.

It comprises of too much glass.

It has a highly visible position along the coastal footpath and the committee believe it will not blend with the surroundings.

6. PLANNING DECISIONS

Granted:

23/10183 - 22 KEYHAVEN ROAD, MILFORD-ON-SEA SO41 0QY – Par 3

23/10834 - 1 KIVERNELL ROAD, MILFORD-ON-SEA SO41 0PP – Par 2

23/11021 - 66 CARRINGTON LANE, MILFORD-ON-SEA SO41 0RB – Par 3

23/11049 - 53 SWALLOW DRIVE, MILFORD-ON-SEA SO41 0XG – Par 5

23/11055 - SITE OF THE WHITE HORSE PLOT 2, 16 KEYHAVEN ROAD, MILFORD-ON-SEA SO41 0QY – Par 5

Withdrawn:

23/11047 - 1 SHOREFIELD WAY, MILFORD-ON-SEA SO41 0RW – Par 4

Refused:

None.

7. APPEALS

None.

8. NFDC PLANNING COMMITTEE MEETINGS

None.

9. ENFORCEMENTS

None.

10. LICENCE APPLICATIONS

None.

1. CORRESPONDENCE

None.

12. ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

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Chair, Planning Committee

Dated: