

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 632nd Planning Committee held 2nd of February 2026

Held in All Saints Church Hall, Green Banks Close at 6.30pm



PLANNING MINUTES

Members: (P = present)

Patricia Banks (Chair)	p	Christine Hopkins (Vice)	p	Gary Fox	p
Bernard Bennett	p	David Royle	p	Anne Cullen	p
Sue Pepper	p	Bob Bishop	p	Donald Darbishire	p
		Lynn Wylde	p	Helen Rutherford	

Also in Attendance:

District Councillor David Hawkins, Niamh Morrison (Planning Clerk) and 4 members of the public.

Cllr Banks, Chair of the Planning Committee, welcomed everyone and opened the meeting at 6.30pm.

1. DECLARATIONS OF INTEREST ON AGENDA ITEMS

Cllr Cullen for item 25/11150.

2. TO RECEIVE APOLOGIES

Cllr Rutherford.

3. TO RECEIVE MINUTES OF THE PREVIOUS PLANNING MEETING DATED 8th OF DECEMBER 2025 AND 12th OF JANUARY 2026.

Cllr Royle proposed the minutes be approved; Cllr Hopkins seconded this proposal. Members voted unanimously in favour.

The minutes of the planning committee dated 08/12/2025 and 12/01/2026 were agreed and signed by the Chair. These minutes would go to the next full Parish Council Meeting for adoption.

4. PUBLIC PARTICIPATION

Ms. Stone and Mr. Welsh for item 25/11139.

5. CHAIR'S OPENING REMARKS

The Chair confirmed that the Parish Council was successful in gaining an extension of time for the consultation period on application 25/11139. The deadline for submission on the recommendation is now the 3rd of March.

6. TO RECEIVE DEPUTATIONS (Spokespersons as lodged with the Clerk prior to the meeting)

Mr. Welsh for item 25/11139.

7. TO CONSIDER PLANNING APPLICATIONS; SEE PARISH LIST

Tree Work Applications

Application No: [TPO/26/0013](#)

Site: Milford Dental Practice, High Street, Milford-on-Sea SO41 0QF

Proposal: Lime x 1 Fell

Reason: The tree has outgrown its position. Too close to the driveway.

There were no objections raised to the tree works outlined in this application.

Application No: [CONS/26/0012](#)

Site: Danes Corner, Barnes Lane, Milford-on-Sea, SO41 0RL

Proposal: Ash x 2 Pollard, Beech – Fell

Reason: The trees have outgrown the site

There were no objections raised to the tree works outlined in this application.

Application No: [TPO/26/0029](#)

Site: South Lawn Lodge, Lymington Road, Milford-On-Sea, Lymington, SO41 0RF

Proposal: Oak x 1 – Reduce, Elm x 1 - Reduce

Reason: Oak reduce two lateral branches by approximately 2-3m, pruning back to suitable secondary growth points, Elm tree is suppressed due to congestion and limited light.

There were no objections raised to the tree works outlined in this application.

Application No: [TPO/26/0031](#)

Site: 15 Manor Road, Milford-on-Sea, SO41 0RG

Proposal: Holm Oak x 1 Fell

Reason: Sparse crown; sectional dismantle to stump height (sound arboriculture management).

There were no objections raised to the tree works outlined in this application, however given the prominent position a replacement tree to be planted was recommended.

Application No: [TPO/26/0034](#)

Site: Corrie, Kitwalls Lane, Milford-On-Sea, Lymington, SO41 0RJ

Proposal: Oak x 2 Reduce

Reason: To increase light in the house and garden, to reduce overhang

There were no objections raised to the tree works outlined in this application.

Planning Applications

Application No: [25/11139](#)

Site: SS7 Land North of Manor Road, Milford-on-Sea

Proposal: Reserved matters details of appearance, landscaping, layout and scale of a residential development for 170 dwellings, with associated works including an area of Alternative Natural Recreational Greenspace, open space and infrastructure pursuant to condition no. 3 of outline planning permission 23/10476

The Chair of the Planning Committee gave each member an opportunity to pass comment on this application. 1 member abstained. 7 members reported that they were overall satisfied with the details in this application. The fact that traffic works coming and going would be highly regulated in line with Hampshire County Council Highways Authority served reassurance, together with the fact that there would be contractors parking and facilities within the site was commented on. It was remarked that the building site had been moved backwards from Manor Road to allow for a footpath through a green area off the road, this leads to a toucan crossing, this would allow families and children to access the primary school safely. Density, housing variety, affordable housing and control measures were also discussed. Concerns were raised regarding the fact that no authority would be adapting the open space, road and tanks. All these aspects would be outsourced to a third-party contractor.

The Chair welcomed comments from the public.

Ms. Stone from Newland Manor reported she had concerns regarding the boundary/fencing between the site and Newlands Manor, she also reported she found errors in the reports, particularly in addressing wildlife. Ms. Stone was urged to report all these matters directly to New Forest District Council and District Councillor Hawkins asked for a copy of her concerns and findings directly to him in the hope he would gain some clarity.

Mr. Welsh addressed the committee, and his main concern is that this parcel of land should be a rural extension of the village, and he believes that this proposal is out of keeping with the character of the area and it does not meet with policy criteria.

Cllr Cullen proposed PAR 5 (Pending – to be verified at the next planning committee meeting), Cllr Royle seconded this proposal. All members voted unanimously.

Application No: [26/10016](#)

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

Proposal: 10 Installation of a mechanical ventilation system including grills and under tile roof vents; internal alteration to existing dormer on north elevation to include the relocation of internal side walls to create more useable space (application for Listed Building Consent). Newlands Manor, Everton, Milford-on-Sea, SO41 0JH

Cllr Darbshire proposed a Par 5; Cllr Bishop 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: [25/10215](#)
Site: Beach Hut 315, Hordle Cliff, Milford-on-Sea
Proposal: Replacement decking with balustrade and steps

Cllr Pepper proposed Par 4; Cllr Bishop seconded this proposal. All members voted unanimously in favour.

PAR 4: We recommend REFUSAL

The decking boards, enclosure and installation of steps is deemed invasive, too large and not in keeping with the surrounding beach huts.

Application No: [25/11150](#)
Site: 30 Kivernell Road, Milford-on-Sea, SO41 0PQ
Proposal: Single-storey garage extension

Cllr Darbshire proposed Par 3; Cllr Fox seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [25/01504OHL](#)
Site: Milford-on-Sea (MILS) E2L5 11kv Circuit
Proposal: Application under section 37 of the Electricity Act 1989 and section 90 (2) of the Town and Country Planning Act 1990 for 2no. replacement electricity poles

Cllr Bishop proposed Par 3; Cllr Darbishie seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [25/11153](#)
Site: Forest Farm, Barnes Lane, Milford-on-Sea, SO41 0RR
Proposal: Change of use of land for use as storage - open storage, shipping containers and vehicles. (Retrospective)

Cllr Fox proposed Par 5; Cllr Bennett seconded this proposal. 3 members voted in favour; this proposal was not carried.

Cllr Royle proposed Par 3; this proposal was not seconded and fell.

Cllr Cullen proposed Par 1; Cllr Bishop seconded this proposal. 9 members voted in favour, Cllr Fox abstained.

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

Application No: [25/11147](#)

Site: Fulwood, Park Lane, Milford-on-Sea, SO41 0PN

Proposal: Addition of two front dormers; enclosing of existing front porch and fenestration alterations

Cllr Pepper proposed Par 3; Cllr Hopkins seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [26/10018](#)

Site: Land Adjacent to 15 Lucerne Road, Milford-on-Sea, SO41 0PL

Proposal: Variation of condition 2 of application 24/10630 to allow amendment to rear ground floor glazing, relocation of pedestrian door to garage from rear to side & the addition of an air source heat pump to the rear elevation

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

PAR 3: We recommend PERMISSION

Application No: [26/10019](#)

Site: Danestream, 24 Kivernell Road, Milford-on-Sea, SO41 0PD

Proposal: Variation of condition 2 of planning permission 25/10487 to replace approved landscape plan 6071(11)030 K with amended proposed landscape plan 6071(11)030 M

Cllr Pepper proposed Par 3; Cllr Hopkins seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [26/10042](#)

Site: 57 Sea Road, Milford-on-Sea, SO41 0PH

Proposal: Extension to existing first floor balcony on front elevation.

Cllr Darbshire proposed Par 3; Cllr Wylde seconded this proposal. 8 members voted in favour; Cllr Bishop and Cllr Cullen abstained.

PAR 3: We recommend PERMISSION

Application No: [26/10040](#)

Site: 51 Sea Road, Milford-on-Sea, SO41 0PH

Proposal: Extension to existing first floor balcony on front elevation

Cllr Darbishire proposed Par 3; Cllr Wylde seconded this proposal. 8 members voted in favour; Cllr Bishop and Cllr Cullen abstained.

PAR 3: We recommend PERMISSION

Application No: [25/10760](#)

Site: Stable Holiday Let, 22 Keyhaven Road, Milford-On-Sea, SO41 0QY

Proposal: Change of use from garden annex to holiday let; cladding of western
Elevation of existing outbuilding (Retrospective)

Cllr Wylde proposed Par 5; Cllr Fox 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.

Lawful Development Certifications

None.

8. **A BRIEF ADJOURNMENT TO ALLOW MEMBERS OF THE PUBLIC TO LEAVE THE MEETING PRIOR TO THE CONTINUATION OF THE OTHER BUSINESS OF THE PLANNING COMMITTEE**

9. **DECISIONS**

Granted:

25/11046 - 18 Park Road, Milford-on-Sea, SO41 0QU – Milford PC recommends Par 3
25/11018 – 3 Manor Road, Milford-on-Sea, S)41 0RG – Milford PC recommends Par 3
25/11112 – 24 Sea Road, Milford-on-Sea, SO41 0PG – Milford PC recommends Par 3

Withdrawn:

None.

Refused:

25/11052 – Land at New Lane, Milford-on-Sea – Milford PC recommends Par 4

Definitions for the above:

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

Par 3: We recommend PERMISSION.

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

10. APPEALS

None.

11. UPDATE REPORTS ON NFDC PLANNING COMMITTEE ON THE 15th OF DECEMBER

Nothing to report.

12. ENFORCEMENTS

None.

13. LICENSE APPLICATIONS

None.

14. CORRESPONDENCE

None.

15. Update on the Design Code.

CLlr Banks proceeded item 15 with an update on the new Local Plan. New Forest District Council has set out a range of potential housing development options that could shape the future of the surrounding area. These are not fixed and now being consulted upon. Consultation runs from the 6th of February 2026 to the 20th of March 2026.

Drop-in centres and dates have been issued, where New Forest District Council staff would be at hand to take comments and queries on the proposal and Councillors are encouraged to attend.

Planning Clerk (Niamh Morrison) gave an insight into the Design Code and Settlement Statement that is to be read beside the new Local Plan when determining future development. NFDC aims that the Planning Code will enhance development proposals within the district.

The Milford-on-Sea Parish Council Design Code remains incomplete and outstanding.

The Chair closed the meeting at 8.15pm.

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Dated: