

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 633rd Planning Committee held 2nd of March 2026

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



PLANNING MINUTES

Members: (P = present)

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

Also in Attendance:

Niamh Morrison (Planning Clerk) and 11 members of the public.

1. TO ELECT A CHAIR FOR THE MEETING

Cllr Banks proposed Cllr Hopkins chair the meet; Cllr Fox seconded this proposal. All members voted unanimously in favour.

2. DECLARATIONS OF INTEREST ON AGENDA ITEMS

None.

3. TO RECEIVE APOLOGIES

District Cllr Hawkins, Cllr Wylde and Cllr Royle.

4. TO RECEIVE MINUTES OF THE PREVIOUS PLANNING MEETING DATED 2nd of FEBRUARY 2026.

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

The minutes of the planning committee dated 2nd of February were agreed and signed by the Chair. These minutes would go to the next full Parish Council Meeting for adoption.

4. PUBLIC PARTICIPATION

Mr. Harris, Mr. Rostom and Mr. Hart for item 26/10064, Mr. Ellis for item 26/10144, Ms. Stone and Ms. Barton for item 25/11139, Mr. Hull for item 26/10142.

5. CHAIR'S OPENING REMARKS

The Chair highlighted item number 4 (Public Participation) on the Notice to the Press and Public.

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

Mr. Hull for item 26/10142, Mr. Harris, Mr. Rostom and Mr. Hart for item 26/10064, Mr. Ellis for item 26/10144.

7. TO CONSIDER PLANNING APPLICATIONS; SEE PARISH LIST

Tree Work Applications

Application No:	TPO/26/0082
Site:	Parking Spaces, Bradly Road, Milford-on-Sea
Proposal:	Poplar x 3 Reduce
Reason:	To reduce branches growing towards building (T1) and to crown and tip lift branches overhanging parking bays

Comment; Concerns were raised about the tree works outlined in this application and the parish council believes this application should be supported with a full arboriculturist report. The planning committee recommends refusal.

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

Comments were welcomed by Ms. Stone and Ms. Barton, they voiced their concerns about density and highway matter.

A discussion was held amongst Councillors regarding numerous elements of this proposal and concerns raised historically by both residents and the parish council.

Cllr Pepper proposed Par 4. This proposal was not seconded and not voted upon.

Cllr Bennett proposed Par 2 (with supporting comment); Cllr Bishop seconded this proposal. 7 members voted in favour, 1 against.

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

Milford-on-Sea Parish Council Planning Committee recommend Par 2 for the following reasons:

- **Drainage; Insufficient to support a proposal of this scale**
- **Street Scene: 2.5 storey element is not in keeping with character of the local area**
- **Highways: Construction Site Access on the main Lyminster Road) is potentially hazardous and will cause long-term disruption. 3 points of permanent entry and exit points on Manor Road is too many**
- **Density: There are too many dwellings proposed for this site**
- **Lack of local amenities and infrastructure to support the proposal**
- **Any potential removal of topsoil to be conditioned**
- **The Soft Landscaping plan is not robust enough**
- **Long-term site management – a self-managing committee is not deemed as acceptable to the parish council, and alternative should now be considered**
- **Road/Highways within the development – it should be conditioned that the highways/roads within the development be adopted by Hampshire County Council**

Application No: [26/10101](#)

Site: Pans Hurst, Lymington Road, Milford-on-Sea, SO41 0QL

Proposal: Single-storey side/rear extension

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

PAR 3: We recommend PERMISSION

Application No: [26/10064](#)

Site: Land East of, West Road, Milford-on-Sea, SO41 0NZ

Proposal: Erect 3 dwelling houses with associated access, parking and landscaping

Mr. Ellis, Mr. Rostom and Mr. Hart all addressed the committee individually. vehicle access, drainage, ecological matters and the negative impact on residential amenity were all highlighted.

A discussion was held amongst Councillors and concerns were raised about this proposal and the ecological sensitivity relating to this parcel of land.

Cllr Cullen proposed Par 4; Cllr Fox seconded this proposal. All members voted unanimously in favour.

PAR 4: We recommend REFUSAL

Milford-on-Sea Parish Council Planning Committee recommends refusal for the following reasons:

- **Milford-on-Sea Parish Council Planning Committee deems this proposal as over-development of the site**
- **It would have a negative impact on residential amenity to neighbouring properties in terms of light, visual intrusion and privacy**
- **This parcel of land is green belt, not grey. There are major ecological and hedgerow concerns and therefore, should not be developed**
- **West Road is not suitable to support such a development and does not have the capacity to cope with construction traffic or additional residential traffic or parking. This raises highway safety concerns**
- **Drainage is already a concern in this area, and it cannot cope with additional dwellings**
- **The proposal is not in keeping with the character and landscape of the neighbourhood**

Application No: [26/10142](#)

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

Proposal: Erect new dwelling with access, parking and landscaping.

Mr. Hull, the applicant's agent, addressed the committee and answered questions about this application and previous applications which have been already been granted for the site.

Cllr Banks proposed Par 3; Cllr Fox seconded this proposal. No other member voted to support this proposal.

Cllr Bennett proposed Par 2; Cllr Bishop seconded this proposal. 6 members voted in favour, 2 against. Par 2 was carried.

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

Application No: [26/10144](#)

Site: Spinnaker Lodge, 40 Keyhaven Road, Milford-on-Seam SO41 0QY

Proposal: Single-storey side and rear extension; front porch infill, carport,

Mr. Ellis, the applicant's agent, addressed the committee. He explained the reasons for the design and how the existing garage and conservatory would be removed to increase the footprint of the property.

A discussion was held amongst Councillors and concerns were raised regarding the overall increase and parking. It was suggested that the agent work with NFDC planning officers to achieve a more acceptable proposal.

Cllr Banks proposed Par 4; Cllr Cullen seconded this proposal. All members voted unanimously in favour.

PAR 4: We recommend REFUSAL

Milford-on-Sea Parish Council Planning Committee deem this proposal as over-development. They would suggest the applicant work with New Forest District Planning Officers to achieve a more acceptable design.

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:

- 25/11118 LDC – Forest Farm, Barnes Lane, Milford-on-Sea. SO41 0RR – Was Lawful
- 26/10019 – Danestream, 24 Kivernell Road, Milford-on-Sea, SO41 0PQ – Par 3
- 25/01504OHL – Milford-on-Sea (MILS 11kv), Keyhaven (Electricity Act) – Par 3
- 25/10398 – 20 Keyhaven Road, Milford-on-Sea, SO41 0QY– Par 4
- 25/11150 – 30 Kivernell Road, Milford-on-Sea, SO41 0PQ – Par 3

Withdrawn:

None.

Refused:

TPO/26/0016 – Milford Dental Practice, High Street, Milford-on-Sea, Lymington – Refuse

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

PAR 3: We recommend PERMISSION

PAR 4: We recommend REFUSAL

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

10. APPEALS

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

11. UPDATE REPORTS ON NFDC PLANNING COMMITTEE ON THE 11th of February 2026

25/10398 – 20 Keyhaven Road, Milford-on-Sea, SO41 0QY was granted permission.

12. ENFORCEMENTS

None.

13. LICENSE APPLICATIONS

None.

14. CORRESPONDENCE

None.

The Chair closed the meeting at 8.00pm.

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Dated: