

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 634th Planning Committee held 7th of April 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 (Chair)	p
Bernard Bennett	p	David Royle		Anne Cullen	
Sue Pepper	p	Bob Bishop	p	Nick Haining	p
Lynn Wylde	p	Helen Rutherford	p	Richard Baker	

Also in Attendance:

Niamh Morrison (Planning Clerk) and 3 members of the public.

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

1. DECLARATIONS OF INTEREST ON AGENDA ITEMS

None.

2. TO RECEIVE APOLOGIES

Cllr Cullen, Cllr Royle and Cllr Baker.

3. TO RECEIVE MINUTES OF THE PREVIOUS PLANNING MEETING DATED 2nd of MARCH 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 March were agreed and signed by the Chair. These minutes would go to the next full Parish Council Meeting for adoption.

4. PUBLIC PARTICIPATION

Mr. Bob Hull for item 26/10144.

5. CHAIR'S OPENING REMARKS

The Chair gave gratitude and appreciation to Cllr Banks for all her years of service as Chair to the Planning Committee.

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

Mr. Bob Hull for item 26/10144.

7. TO CONSIDER PLANNING APPLICATIONS; SEE PARISH LIST

Tree Work Applications

Application No: [CONS/26/0108](#)
Site: Danes Corner, Barnes Lane, Milford-On-Sea, Lymington, SO41 0RL
Proposal: Ash (T2 & T3) x 2 Fell, Beech (T1) x 1 Fell
Reason: T1 – Juvenile and overgrown tree, T2 & T3 – Leaning towards house and road – pollard already taken place

This tree application was granted prior to the meeting.

Application No: [TPO/26/0120](#)
Site: Milford Dental Practice, High Street, Milford-On-Sea, Lymington, SO41 0QF
Proposal: Lime – Reduce - Crown reduction by 3-4m, leaving the finished height at 10m
Reason: To keep the tree to a manageable size in its confined location

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

Application No: [26/00215CONS](#)
Site: Wigeon Cottage, Lymore Lane, Keyhaven, SO41 0TS
Proposal: Prune 1 x group of 3 Holm Oak trees (G1 on the plan)
Reason: Ensuring a flowing branch line and a natural crown habit for the species

This tree application was granted prior to the meeting.

Application No: [TPO/26/0134](#)
Site: Aquinnah, Victoria Road, Milford-on-Sea, SO41 0NL
Proposal: Holm Oak x 1 Reduce
Reason: The tree has a one sided form and is now encroaching the BT wires also could benefit from a slight crown raise over pavement

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

Application No: [TPO/26/0161](#)
Site: Briantcroft, George Road, Milford-on-Sea, SO41 0RS
Proposal: Oak x 3 Reduce
Reason: Works to be carried out to prevent vehicular damage to branches, maintain good clearance from buildings and reduce the feeling of dominance over the property.

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

Planning Applications

Application No: [26/10181](#)

Site: 20 Shorefield Way, Milford-on-Sea, SO41 0RX

Proposal: New Roof in association with formation of first floor; juliette balcony; side and rear extensions

A discussion was held regarding the scale and positioning of the proposal and the negative impact this would potentially have.

Cllr Pepper proposed Par 4; Cllr Hopkins seconded this proposal. 8 members voted in favour; 1 abstained.

PAR 4: We recommend REFUSAL

The Parish Council Planning Committee deem this proposal as over-development of the site, invasive in height and proximity to neighbouring properties and believes it poses a negative impact on privacy and potentially street scene. The Parish Council would recommend the applicant work with NFDC Case Officers to make significant amendments that would make for a more appropriate and acceptable proposal.

Application No: [26/10165](#)

Site: 15 Shorefield Way, Miford-on-Sea, SO41 0RW

Proposal: Demolition of existing conservatory, ground floor flat roof extension to rear and fenestration alterations

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

PAR 3: We recommend PERMISSION

Application No: [26/10135](#)

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

Proposal: New boundary, gates, fence and hedge

Cllr Wylde proposed Par 3; Cllr Rutherford seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [26/10173](#)

Site: 2 Greenbanks Close, Milford-on-Sea, SO41 0SQ

Proposal: Single-storey extensions, roof alterations including solar panels; ancillary outbuilding

This application was granted prior to the meeting.

Application No: [26/10188](#)

Site: 20 Keyhaven Road, Milford-on-Sea, SO41 0QY

Proposal: Display 1x internally & 2 non illuminated fascia signs; 1x internally illuminated projecting sign, 3x dibond wall mounted signs 1x pole mounted site signage (dibond) (Application for Advertisement Consent)

A discussion was held regarding the illuminance levels and potential light spill this may create. The Conservation Officers Report was highlighted, and it was thought that the contents of the report were valid.

Cllr Banks proposed Par 2; Cllr Bishop seconded this proposal. 5 members voted in favour, 1 against, 3 abstained.

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

The Parish Council would echo the concerns already raised in the Conservation Officers Report dated 2nd April 2026. The site for this proposal lies within the Milford-on-Sea Conservation Area and the proposal fails to preserve the special interest, character and appearance of the conservation area. It poses a negative impact on the visual amenity of the village and the historic area of the surrounding listed buildings.

Application No: [26/10212](#)

Site: 19 Solent Way, Milford-on-Sea, SO41 0TE

Proposal: Proposed two storey side and single storey rear extension

Cllr Wylde proposed Par 3; Cllr Rutherford seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [26/10064](#)

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

Proposal: Erect 3 dwellinghouses with associated access, parking and landscaping

A discussion took place regarding the minimal amendments that had been made to this application since it was last considered at the March planning meeting.

Cllr Hopkins proposed Par 4; Cllr Wylde 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.**
- **The Parish Council believe that this parcel of land is extremely sensitive with high wildlife and geological value. There are major ecological and hedgerow concerns and therefore, should not be developed.**
- **The proposed site is in close proximity to a SSSI and has the potential to cause a detrimental impact 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: [26/10236](#)
Site: Old Gables, Shorefield Crescent, Milford-on-Sea, SO41 0PD
Proposal: Single-storey rear extension and extension of raised patio

CLLr Wylde proposed Par 3; CLLr Rutherford seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [26/10285](#)
Site: 28 Whitby Road, Milford-on-Sea, SO41 0ND
Proposal: Variation of condition 2 of application [24/10700](#) to alter staircase location

CLLr Hopkins proposed Par 3; CLLr Banks seconded this proposal. 6 members voted in favour, 1 against, 2 abstained.

PAR 3: We recommend PERMISSION

Application No: [26/10198](#)
Site: 55 Sea Road, Milford-on-Sea, SO41 0PH
Proposal: Extension to the existing first floor balcony

CLLr Wylde proposed Par 3; CLLr Hopkins seconded this proposal. All members voted unanimously in favour.

PAR 3: We recommend PERMISSION

Application No: [26/10144](#)
Site: Spinnaker Lodge, 40 Keyhaven Road, Milford-on-Sea, SO41 0QY
Proposal: Single-storey side and rear extension; front porch infill, carport, removal of garage & conservatory (amended plans)

Mr. Hull, the agent, addressed the committee and informed them that the applicant had worked closely with NFDC Planning Officers to address concerns raised with the original application. He circulated 2 copies of the proposal which highlighted the amendments, these amendments result in the proposal being scaled down by 47%.

CLLr Banks proposed Par 1; CLLr Bishop 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.

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:

26/10018 – Land adj. to 15 Lucerne Road, Milford-on-Sea SO41 OPL – Par 3
TPO/36/0029 – South Lawn Lodge, Lymington Road, Milford-on-Sea, SO41 ORF – No Objections
25/10649 – Shorefield Country Park, Shorefield Road, Milford-on-Sea, SO41 OLH – Par 4
25/10215 – Beach Hut 315, Hordle Cliff, Milford-on-Sea – Par 4
TPO/26/0034 – Corrie, Kitwalls Lane, Milford-on-Sea, SO41 ORJ – Split Decision
26/10016 - 10 Newlands Manor, Everton, Milford-on-Sea, SO41 OJH – Par 5
26/10040 – 51 Sea Road, Milford-on-Sea, SO41 OPH - Par 3
26/10042 – 57 sea Road, Milford-on-Sea, SO41 OPH – Par 3
25/10865 - Beach Hut 77, Hordle Cliff, Milford-on-Sea – Par 3
26/10101 – Pans Hurst, Lymington Road, Milford-on-Sea – Par 3
26/10173 – 2 Greenbanks Close, Milford-on-Sea, SO41 OSQ – Decided prior to Planning Committee Meeting
TPO/26/0034 – Corrie, Kitwalls Lane, Milford-on-Sea, SO41 ORJ – Split Decision

Withdrawn:

None.

Refused:

TPO/26/0031 – 15 Manor Road, Milford-on-Sea, SO41 ORG - 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 4: We recommend REFUSAL

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**

Ref:6002931 – Velood, Barnes Lane, Milford-on-Sea, SO41 ORR – Granted

011. UPDATE REPORTS ON NFDC PLANNING COMMITTEE ON THE 11th OF MARCH 2026

Cllr Royle attended this meeting and the outcomes of the applications 25/10215 and 25/10649 were reported by the planning clerk.

12. ENFORCEMENTS

None.

13. LICENSE APPLICATIONS

Fuel Hair Mechanics, 48 High Street, Milford-on-Sea, S041 0QD – Sale of alcohol on and off the premises and regulated entertainment for MOS Music Festival - 26th to 28th of June 2026 (14:00hrs to 22:00hrs)

14. CORRESPONDENCE

None.

The Chair closed the meeting at 7.25pm.

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Dated: