

MILFORD-ON-SEA PARISH COUNCIL

Minutes of the 637th Planning Committee held on 7th of
September 2026 Held in All Saints Church Hall, Green Banks Close
at 6.30pm



PLANNING MINUTES

Members: (P = present)

Patricia Banks	p	Christine Hopkins	Gary Fox (Chair)	p
Bernard Bennett		David Royle (Vice Chair)	Anne Cullen	p
Sue Pepper	p	Bob Bishop	Nick Haining	p
Lynn Wylde		Richard Baker		

Also in Attendance:

Niamh Morrison (Planning Clerk) and 4 members of the public.

Cllr Fox, Chair of the Planning Committee, welcomed everyone and opened the meeting at 6.30pm. He thanked Cllr Royle for fulfilling the role of Chair of the Planning Committee during his recent absence.

1. DECLARATIONS OF INTEREST ON AGENDA ITEMS

None.

2. TO RECEIVE APOLOGIES

Cllr Hopkins, Cllr Wylde, Cllr Baker, Cllr Cullen and Cllr Bennett.

3. TO RECEIVE MINUTES OF THE PREVIOUS PLANNING MEETING DATED 3rd OF AUGUST 2026.

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

The minutes of the planning committee dated 3rd of August were agreed and signed by the Chair. These minutes would go to the next full Parish Council Meeting for adoption.

4. PUBLIC PARTICIPATION

Mr. Hull for item 26/10816 and Mr. Mofitt for item 26/10717.

5. CHAIR'S OPENING REMARKS

None.

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

Mr. Hull for item 26/10816 and Ms. Mofitt for item 20/10717.

7. TO CONSIDER PLANNING APPLICATIONS; SEE PARISH LIST

Tree Work Applications

Application No: [TPO/26/0412](#)

Site: Milford Court, Milford-on-Sea, SO41 0WF

Proposal: Willow x 1 reduce, Lime x 1 reduce

Reason: To avoid gates/brick pier, to maintain clear head room

Split Decision: Milford-on-Sea Parish Council deem the proposal to reduce Lime x 1 as reasonable arboricultural maintenance. The committee did not see any good reason to reduce Willow x 1 therefore recommended refusal of this.

Application No: [26/00854CONS](#)

Site: Salt Cottage, Keyhaven Road, Keyhaven, Lymington, SO41 0TP

Proposal: Leylandii tree x 1 prune

The tree works outlined in this application were granted prior to the meeting.

Application No: [CONS/26/0470](#)

Site: Oak Apple Cottage, Barnes Lane, Milford-on-Sea, SO41 0RP

Proposal: Willow x 1 Fell

Reason: Tree had died

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

Planning Applications

Application No: [26/10765](#)

Site: Land of 35 Carrington Lane, Milford-on-Sea, SO41 0RA

Proposal: Sever land, erect 1 No 3-bedroom bungalow with access from Smugglers Way.

Committee members discussed the block plan and the parcel of land that the proposal would sit on. Various concerns were raised with access issues, both during construction and on completion.

Cllr Banks proposed Par 1; this vote fell. Cllr Royle proposed Par 2, Cllr Haining seconded this proposal. The committee considered Par 2. An amendment/counterproposal for Par 4 was proposed by Cllr Pepper; this was not seconded. The original proposal of Par 2 was then put to the vote and was carried with 4 members voting in favour.

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

Application No: [26/10779](#)

Site: 68 Swallow Drive, Milford-on-Sea, SO41 0XG

Proposal: Variation of condition 2 of application 24/10923 to allow an additional window on the first-floor side elevation

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.

In this circumstance the committee would recommend obscure glass in the additional window.

Application No: [26/10803](#)

Site: 6 Island View, Milford-on-Sea, SO41 0PZ

Proposal: Attached Garage

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

Par 3: We recommend PERMISSION.

Application No: [26/10525](#)

Site: Beach Hut 388, Hordle Cliff, Milford-on-Sea

Proposal: Replacement Decking (Retrospective); removal of steps

Cllr Bishop proposed Par 3, Cllr Haining seconded this proposal. All members voted unanimously in favour.

Par 3: We recommend PERMISSION.

Application No: [26/10816](#)

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

Proposal: Single-storey rear extension; new conservatory roof; rooflights; front Porch infill; fenestration alterations.

Mr. Hull, the agent, addressed the committee. He explained the logical reason behind the addition of the single-storey extension. He also distributed a scale drawing for the committee to review and welcomed any questions.

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

Par 3: We recommend PERMISSION.

Application No: [26/10717](#)

Site: 3 South Court, Lymington Road, Milford-on-Sea, SO41 0QS

Proposal: Air conditioning unit (Partially Retrospective)

Ms. Mofitt addressed the committee and informed them that she owns a neighbouring property (No. 2 South Court). She has concerns regarding any negative impact this may have on her and her wellbeing. The positioning of the air conditioning unit may radiate noise and heat in her direction. She would like some forms of mitigation to be in place to reduce both the noise and the heat.

After discussion, Cllr Pepper proposed Par 4, Cllr Bishop seconded this proposal. An amendment/counterproposal for Par 2 was proposed by Cllr Banks; Cllr Haining seconded this amendment. The amendment for Par 2 was put to the vote, 4 members voted in favour of Par 2; 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.

- The Parish Council deemed this application to be lacking in technical detail and any form of specification
- Concerns were raised regarding the consultation with neighbouring properties
- Issues regarding any negative impact this proposal may have in terms of noise and heat output have not been demonstrated as being mitigated satisfactorily

Application No. [26/10835](#)

Site: 90-92 High Street, Milford-on-Sea, SO41 0QS

Proposal Sub-divide unit to form a retained retail unit with rear storage and creation of sperate rear storage and creation of a separate rear storage unit; enlarged first floor rear roof terrace, brick perimeter parapet wall to terrace, new windows and 2 no doors on east elevation; removal of rear roof and top of chimney; replacement windows and doors to full building.

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

Par 3: We recommend PERMISSION

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 BUSINES OF THE PLANNING COMMITTEE
9. DECISIONS

Granted:

26/10600 - 2 George Road, Milford-on-Sea, SO41 0RT – Par 3
26/10544 – 15 Whitby Road, Milford-on-Sea, SO41 0NE – Par 1
26/10675 – Sharvells House, 20 Sharvells Road, Milford-on-Sea, SO41 0PE – Par 3

Withdrawn:

None.

Refused:

None.

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

Appeal Ref: 6009575 – Forest Farm, Barnes Lane, Milford-on-Sea, SO41 0RR – Granted

11. UPDATE REPORTS ON NFDC PLANNING COMMITTEE ON THE 8th OF JULY 2026

Nothing to report.

12. ENFORCEMENTS

None.

13. LICENSE APPLICATIONS

None.

14. CORRESPONDENCE

The planning clerk referenced correspondence dated 20th August 2026 from New Forest District Council and New Forest National Parks regarding the National Scheme of Delegation. This was also distributed prior to the meeting.

The Chair closed the meeting at 19.40 pm.

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Dated: