

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 23 JUNE 2009 AT 7.15 PM

Present: Mr M Abbott, Mrs H Klaasen, Mr M Rollé, Mrs A Trend and Mrs Wyeth

In Attendance: Mrs M Weston, Clerk to the Council

Apologies for Absence: Apologies for absence were received from Mr G Bisson, Mrs A Butcher and Mr J Charlesworth.

Declarations of Interest: None.

Election of Chairman

RESOLVED: That Mr Abbott be elected Chairman of the Planning Committee for the ensuing year.

Election of Planning Committee Member

RESOLVED: That Mrs Klaassen be elected as a member of the Planning Committee.

Minutes of Previous Meeting:

The Minutes of the Meetings of the Committee held on 28 April 2009 and 26 May 2009 were signed as a true and accurate record.

Matters Arising:

No 91273 – Former Cattle Breeders Building, Beechen Lane No decision
Retention of use of part of building as office accommodation and use of second building for staff gymnasium for a further period of 3 years

No 93089 – 2/2a Gosport Lane Withdrawn
Retention of two existing cottages and erection of 18 age restricted dwellings and 9 affordable units. Formation of access, garaging and parking

Application No 93770 – Knightwood Lodge Hotel, Southampton Road No decision
Change of use to flats

Application No 93903 – South View Hotel, Gosport Lane No decision
Demolish existing guest house building

Application No 93904 – South View Hotel, Gosport Lane No decision
Demolish existing guest house building; erection of block of 5 flats; extension and conversion of garage block to 2 residential dwellings; new access; parking and associated landscaping

Application No 93970 – 20 Cedar Mount Granted
Two storey side extension

Application No 93997 – 3 Park Close Withdrawn
Construction of detached garage

Application No 94111 – Emery Down Post Office, Silver Street No decision
Change of use to two dwellings; external alterations

Application No 94022 – 1st Floor, Normanton, Gosport Lane No decision
Alteration to fenestration (retrospective application)

Application No 94102 – Cheriton, Pikes Hill Avenue
One and two-storey extensions (Amendments to PP 93405)

No decision

Applications for the Committee's consideration:-

Application No 94092 – Paddock House, 24 Cedar Mount
Single storey side extension

RESOLVED: To recommend that permission be granted. The proposals were in keeping with the existing dwelling and there would be no overlooking.

Application No 94147 – Oak Cottage, Beaulieu Road
First floor side extension

RESOLVED: To recommend that permission be granted providing the 30% ruling has been adhered to as the application is outside the defined village boundary. The proposals were in keeping with the existing dwelling and there would be no further overlooking of neighbouring properties.

Application No 94080 – Low Wood, Chapel Lane
Dormer window to west elevation

RESOLVED: To recommend that permission be granted. The proposals were in keeping with the existing dwelling and there would be no intrusive overlooking to the neighbouring property (Englefield).

Application No 94160 – Coxlease School, Clayhill

Internal alterations creating new reception to ground floor, enlarging living room, new kitchen office, enlarged store, lobby to lounge and new fittings and fixtures. Remodelling of bedrooms and ensuites to the first and second floor. Internal alterations to provide admin facilities to the second floor (listed building).

RESOLVED: To accept the decision reached by the New Forest National Park Authority's officers under delegated powers.

Application No 94198 – Coxlease School, Clay Hill

Demolition of prefabricated staffroom and therapy units, adjacent to listed building. Extension to listed building to provide a new conference room and disabled wc. Re-roofing and repairs to listed building.

RESOLVED: To accept the decision reached by the New Forest National Park Authority's officers under delegated powers.

Application 94200 – Coxlease School, Clay Hill

Removal of existing temporary timber clad structures. Construction of new teaching and staff accommodation.

RESOLVED: To accept the decision reached by the New Forest National Park Authority's officers under delegated powers.

Application No 94211 – Coxlease School, Clay Hill

Demolition of prefabricated staffroom and therapy units, adjacent to listed building. Extension to listed building to provide a new conference room and disabled wc. Re-roofing and repairs to listed building.

RESOLVED: To accept the decision reached by the New Forest National Park Authority's officers under delegated powers.

The Parish Council have consistently requested that a more permanent arrangement should be put in place instead of renewing the temporary buildings. Portacabins are not ideal in this location and cannot provide to the standards required. The school intend to remove all temporary buildings on site and replace with new purpose built accommodation. The extension to the main building looks acceptable, the relationship of the outer buildings to the Grade 2 Listed Building needs to be taken into account. Coxlease School provides an important role in helping disadvantaged youngsters to adjust and hopefully be able to integrate back in the community. The Parish Council are minded to support the application but as this is a very sensitive area of the New Forest and Listed Building permission is required for both internal and exterior works to a Grade 2 Listed Building will leave the decision to officers.

Application No 94224 – Natural England, 1 Southampton Road

Continued siting of portacabin for office use for a period of two years (renewal of temporary planning permission Ref 08/92608).

RESOLVED: To recommend refusal but to accept the decision reached by the NF NPA's officers under delegated powers. Concern was expressed regarding the renewal of this temporary permission as the Parish Council would like to see a more permanent solution.

Any Other Business:-

Treework applications decided since the date of the last meeting:

CONS/09/0132 – Rydal, Southampton Road
Reduce bay tree by half and reduce all round by 2 metres
Decision – Raise no objections

Revocation of TPO made since the date of the last meeting:

Revocation of Tree Preservation Order 1058
New Forest Nondescripts Club, High Street, Lyndhurst

It was noted that this area is now within the Conservation Area a TPO has become unnecessary.

In the absence of any other business the Chairman thanked those present for attending and declared the meeting closed.

Chairman _____

Date _____