

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 24 MARCH 2009 AT 7.15 PM**

**Present:** Mr M Abbott, Mr G Bisson, Mrs A Butcher, Mr J Charlesworth, Miss H Palmer, Mrs A Trend and Mrs P Wyeth.

**In Attendance:** Mrs M Weston, Clerk to the Council, three representatives from Banner Homes and three members of the public.

**Apologies for Absence:** Apologies for absence were received from Mr M Böckle and Mr M Rollé.

**Declarations of Interest:** Mr Abbott and Mrs Wyeth declared personal but non prejudicial interests in Application No 93923 – 19 Shaggs Meadow.

**Minutes of Previous Meeting:**

The Minutes of the Meeting of the Committee held on 24 February 2009, having been circulated, were signed by the Chairman as a correct 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 No decision  
Retention of two existing cottages and erection of 18 age restricted dwellings and 9 affordable units. Formation of access, garaging and parking

Application No 93254 – Little Hayes, Romsey Road No decision  
Erection of summer house/shed

Application No 93538 – Forest Lodge Hotel, Pikes Hill No decision  
Two storey extension; external fire escape; 8 parking spaces

Application No 93664 – Shaun Cottage, Emery Down No decision  
Roof alterations with dormers in association with new first floor; conservatory and front porch

Application No 93735 – The Old Stables, High Street Granted  
Change of use to A1/A2 and B2 including first floor alterations

Application No 93736 – 36 High Street Granted  
Change of use from shop Class A1 to hot food takeaway A5

Application No 93737 – 109 The Meadows Granted  
Single storey and two storey extension to the rear

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

Application No 93751 – Hawklease, Chapel Lane No decision  
enlargement of existing area currently used by Ineos employes as a gymnasium. Enlargement of existing area to be achieved with the construction of a glazed extension on the west side of the property.

Application No 93789 – 62 The Meadows No decision  
First floor extension, ground floor alterations and conservatory

Application No 93736 – 36 High Street No decision  
Change of use from shop (class A1) to hot food takeaway (class A5); external flue on roof (additional information)

### **Presentation by Banner Homes regarding Stag Yard**

It was explained to the Committee that the representatives from Banner Homes were attending the meeting to outline their proposals for addressing the car parking issues that had arisen as a result of the restriction for an over 55's age group being withdrawn from the affordable housing part of the existing application as no need for affordable housing for this age group had been established.

It was pointed out by the Chairman of the Planning Committee that the NF NPA had sent a letter to Banner Homes stating that, as well as concerns regarding car parking, there were other concerns that needed to be addressed and stating that unless the application was withdrawn it would be refused. It was also pointed out that the car parking issues were insurmountable in their present form as Lyndhurst car park was a 20 hour car park and if the purchase of parking permits were allowed in one car park it would set a precedent in all other car parks across the district.

At this point in time it was deemed by both Banner Homes and the Committee that it would not be appropriate to discuss the matter further.

### **Applications for the Committee's consideration:-**

Application No 93818 – Ormonde House Hotel, Southampton Road  
First and second floor rear and side extension, additional parking; bin store

**RESOLVED:** To recommend that permission be granted as the proposals would tidy up the existing property and would not present any adverse overlooking.

Application No 93897 – 62 Wellands Road  
Proposed single storey side extension and conservatory

**RESOLVED:** To recommend that permission be granted as the proposals would not cause overlooking and were insignificantly different from a previous application.

Application No 93903 – South View Hotel, Gosport Lane  
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

**RESOLVED:** To recommend that permission be granted as the proposals represented an improvement on previous applications. Concern expressed by the neighbour at Fern Glen were noted regarding the pitch of the roof of the cycle store/kitchen. Mention should be made that the car park surface should be permeable and that noise resistant fencing should be provided adjacent to properties in Shaggs Meadow to prevent noise from car engines penetrating.

Application No 93904 – South View Hotel, Gosport Lane  
Demolish existing guest house building.

**RESOLVED:** To recommend that permission be granted as the present building was now considered to be in a state of disrepair.

Application No 93923 – 19 Shaggs Meadow

Application for lawful development certificate

Demolition of conservatory/erection of single storey extension

**RESOLVED:** To leave the decision to the NF NPA's officers.

**Any Other Business:-**

***Treework applications entered since the date of the last meeting:***

Application No TPO/09/0058

Flat 10 Northerwood House, Swan Green, Emery Down

Eucalyptus – remove branches to reduce load – leaning stem

Horse chestnut – remove one large branch to balance stem

Application No CONS/09/0078

Okefield Cottage, Beaulieu Road

Reshape oak tree and reduce selected branches by 2 metres. Deadwood.

Application No TPO/09/0075

Holly Lodge, Empress Road

Lime – repollard

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

Chairman \_\_\_\_\_

Date \_\_\_\_\_