

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON WEDNESDAY 24 NOVEMBER 2010 AT 7.15 PM

Present: Mr M Abbott, Mr G Bisson and Mrs A Butcher.

In Attendance: Mrs M Weston, Clerk to the Council
Two members of the public (part of the meeting)

Apologies for Absence: Mr J Charlesworth, Mrs H Klaassen, Mr M Rollé and Mrs P Wyeth

Declarations of Interest: None.

Minutes of Previous Meeting:

The Minutes of the Meetings of the Committee held on 26 October 2010 were signed as a true and accurate record.

Matters Arising:

NF NPA Status

Application No 94530 – Coxlease School, Clay Hill
Extension; new glazed canopy and re-roofing/repairs of Listed Building (Application for Listed Building Consent) No decision

Application No 95478 – Coxlease School
New teaching and staff accommodation; removal of temporary clad Structures (revised design to PP 94802) Granted

Application No 95590 – 60 Wellands Road
Extension, roof conversion, new dormer, new porch Granted

Application No 95601 – South View Guest House, Gosport Lane
Erection of 5 x 2 bed flats and 1 x 2 bed, 1 x 3 bed bungalow (semi detached). Proposal is within the same bulk, mass and design and looks to change the mix No decision

Application No 95649 – 4 Northerwood Avenue
Single storey side and rear extension; decking; new vehicular access Granted

Application No 95671 – Parkdale Cottage, Beaulieu Road
New pitched roof to outbuilding No decision

Application No 95674 – Stydd Close, Shrubbs Hill Road
Single storey rear extension Granted

Application No 95675 – Stydd Close, Shrubbs Hill Road
Single storey extension (Application for Listed Building Consent) Granted

Application No 95683 – Lilac Cottage, Bank
Conservatory No decision

Application No 95694 – 38-40 High Street
One fascia sign with external illumination, one projecting sign (Application for Advertisement Consent) No decision

Application No 95696 – 2 Bank Cottages
Two storey extension; relocate porch; single storey rear extension; conservatory No decision

Application No 95733 – 30 Queens Road
Conservatory (demolition of existing) No decision

Application No 95744 – Willow Cottage, Bank

No decision

Add conservation roof lights and convert loft to form bedroom and shower room. Add French doors to lounge. Add French doors, windows and light lantern to dining room. Form small enclosure for oil fired boiler

Application No 95773 – 43 Hillary Close

No decision

Two storey extension to the rear

5. Planning Applications for the Committee's consideration:

Application No 95663 – 10 Park Close, Clay Hill

Garage building

RESOLVED: To recommend that permission be granted. The proposals use the existing access and do not detract from the street scene. It is noted that there is room for a vehicle to turn within the site.

Application No 95665 – Land adj 10 Park Close, Clay Hill

Outline application for two storey office building (existing building to be demolished). Principle and access, appearance, layout and scale to be considered.

RESOLVED: To recommend refusal but to accept the decision reached by the NFNPA's offices under delegated powers. The proposal to tidy the area is welcomed but would prefer to see a residential use in the same way as neighbouring properties. The proposals were not considered to fit the street scene and it is recognised that there has been no commercial use for many years.

Application No 95763 – 1 Park Close

First floor extension

RESOLVED: To recommend that permission be granted. The proposals enhance the building and add to a family home with modern standards.

Application No 95764 – Spellow Dale, Gosport Lane

Single storey rear extension

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's officers under delegated powers. The proposal does not affect the street scene and there are no known adverse neighbour objections.

Application No 95836 – 13 High Street

New office/studio for commercial use in place of existing builders shed

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's officers under delegated powers. A stipulation should be that the building should only be for office use. The proposals tidy the site.

Application No 95887 – Site of Springwood Cottage, Gritnam Road, Bank

Replacement dwelling (demolition of existing) resiting of vehicular access

RESOLVED: To recommend that permission be granted. The proposals tidy up a mismatch of construction styles and enhance the street scene. This will provide a good family home and enhance the amenity of the community. There is neighbour support on both sides and it is recognised that the proposals will enhance their amenity. The slight movement from the existing footprint will allow future maintenance. There are no apparent highway issues with the new access. All major trees on site will be retained. It is felt that this application should be dealt with under current, not emerging, policies as applicants have been working with the NFNPA officers since 2007/2008. The applicants have lived in the existing dwelling for five years and have no intention of moving.

Application No 95893 – Site of Springwood Cottage, Gritnam Road, Bank
Demolition of dwelling (application for Conservation Area Consent)

RESOLVED: To recommend that permission be granted. The proposals tidy up a mismatch of construction styles and enhance the street scene. This will provide a good family home and enhance the amenity of the community. There is neighbour support on both sides and it is recognised that the proposals will enhance their amenity. The slight movement from the existing footprint will allow future maintenance. There are no apparent highway issues with the new access. All major trees on site will be retained. It is felt that this application should be dealt with under current, not emerging, policies as applicants have been working with the NFNPA officers since 2007/2008. The applicants have lived in the existing dwelling for five years and have no intention of moving.

Application No 95920 – Linwood, Princes Crescent

Pair of three storey semi detached houses (application for new PP to replace An extant PP – now in extended Conservation Area)

RESOLVED: To recommend that permission be granted. The Parish Council were happy with the previous planning applications and comments made then still apply.

Application No 95922 – 34 Shaggs Meadow

Two storey rear extension and replacement garage

RESOLVED: To recommend that permission be granted. There is sufficient screening not to affect the amenity of neighbouring properties. The owner of No 32 is happy with the proposal.

Any Other Business:-

Treework applications entered since the date of the last meeting:

Application No CONS/10/0383 – 17 Forest Gardens

T1 – fell Western Red Cedar

T2 –reduce Western Red Cedar in height 2M

Treework application(s) decided since the date of the last meeting:

Application No CONS/10/0342 - Littlecroft, Emery Down

T1 – fell Sycamore. T2 – crown lift Yew to 10 ft - Raise no objections

Application No CONS/10/0360 – 10 Empress Road

Fell 1 Norwegian Spruce - Raise no objections

Application No TPO/10/0349 – Holmfield, 103 High Street

T3 – reduce large lateral limbs (Westside and eastside) and crown thin by 25% - Granted

Appeals lodged since the date of the last meeting:

No APP/B9506/D/10/2139912 – 1 Alum Green View, Gritnam Road, Bank

Retention of solar panel (amended description)

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

Chairman _____

Date _____