

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 20 DECEMBER 2011 AT 7.15 PM

Present: Mr M Abbott, Mr M Rollé, Mr G Bisson, Mrs Butcher, Mr J Charlesworth, Mrs H Klaassen and Mrs P Wyeth.

Apologies for Absence: The Revd Dr Caroline Wilkins

In Attendance: Mrs M Weston, Clerk to the Council.

48 members of the public

Declarations of Interest: None.

Minutes of Previous Meeting:

The Minutes of the Meeting of the Committee held on 22 November were signed as a true and accurate record.

Matters Arising:

NF NPA Status

Application No 95920 – Linwood, Princes Crescent

Granted

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

Application No 96617 – 91 The Meadows

Refused

Two storey side extension; 1.8 metre high close boarded boundary fence

Application No 96739 – Land rear of 13 High Street

Refused

Domestic dwelling

Application No 96772 – Rambler Cottage, Pinkney Lane

Granted

Single storey extension; demolition of existing (revised design to PP 96590)

Application No 96778 – 4 Garden Close

Granted

Rear conservatory

Application No 96792 – 5 The Custards

Granted

Side and rear extensions

Application No 96773 – 3 The Custards

Granted

New bay window and entrance lobby with mono pitched roof over,
New 2M high brickwork wall to front boundary

Application No 96826 – 5a The Custards

No decision

Demolition of detached dwelling and erection of two 3-storey detached dwellings; 2no refuse/cycle stores; 4no car parking spaces

Application No 96856 – 9 Park Close

Granted

First floor extension to side, replacement windows, new storage shed

Application No 96887 – Premier Coffee

Granted

Application to vary condition 2 of PP 95346 for change of use to a coffee shop (mixed A1/A3) to allow activity to take place on site outside hours of 7.00 am to 7.00 pm

Application No 96860 – 7 Forest Gardens

Granted

Garage with two parking bays and storage above

Application No 96880 – 62 The Meadows No decision
Extension of bed and breakfast premises

Application No 96907 - South View, Gosport Lane Granted
Block of 5 x 2 bedroom flats; extension and conversion of garage to two residential dwellings; new access and parking (amended proposal including alterations to provision towards affordable housing)

Application No 96910 – 11 Oak Close No decision
Demolish attached garage and build single and double storey extension to the side. New boundary fence.

Application No 96939 – The Old Cottage, Pinkney Lane, Bank No decision
Single storey rear extension with cellar, greenhouse, outbuilding

Application No 96961 – The Old Cottage, Pinkney Lane, Bank No decision
Single storey rear extension and cellar (replace existing)
(Application for Listed Building Consent)

Planning Applications for the Committee's consideration:

The following applications were submitted for consideration:-

Application No 96896 – 20 Cedar Mount
Retention of car port

RESOLVED: To recommend that permission be granted. There would be no impact on neighbouring properties or detrimental impact on the street scene.

Application No 96903 – Communication site, Lyndhurst Reservoir
Redevelopment and extension of existing 30 metre telecommunication mast and compound together with proposed landscaping scheme

RESOLVED: To accept the decision reached by the NFNPA's officers under delegated powers but to recommend that any masts should be green to make them sympathetic to the surrounding landscape.

Application No 96931 – 76 High Street
Change of use of ground and first floor to office accommodation; fire escape

RESOLVED: To recommend that permission be granted. It was recognised that the existing retail use is not in a favourable position and it is better to see the building used as an office than to remain empty.

Application No 96967 – 1 Forest Gardens
Single storey side extension

RESOLVED: To recommend that permission be granted as there would be no impact on neighbouring properties or detrimental affect to the street scene or character of the area.

Application No 96985 – Three Gables, Sandy Lane
Single storey extension

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's officers under delegated powers. There was no strong neighbour objection and the alterations would make the property an ideal family home.

Application No 97006 – Wymering House and Wymering Cottage, Sandy Lane
(Resubmission of planning application)

Use of land and buildings for residential care home (use class C2); single storey extension to house; detached building; cycle shelter; roof and external alterations to cottage; access alterations

RESOLVED: To recommend that permission be refused. Wymering House is at the end of a single gravel track serving residential properties. It is an unadopted track and not suitable for servicing a residential care home. Sandy Lane has no pavements adjacent to the track and leads on to the busy one way system that has no pedestrian crossing. This is totally unsafe for vulnerable people trying to access the village. Permission has just been granted for a 50 bed residential care home at the back of Wymering House and this has an existing access off the A35. The infrastructure in Lyndhurst is already at saturation point. There are already adequate number of residential care homes in the village, including Coxlease. In order to keep a stable economy and community the village needs affordable homes in order to have a balanced age range in which to thrive. It would be totally wrong to introduce a business use in this highly residential area and the business use would not sit well with the character of the area. There would be a loss of amenity to nearby residents because of movement noise/changeovers. With regard to the reasons given for overcoming the highway issue the Parish Council are not convinced that there is sufficient space to get the required width and we would like to make the NFNPA aware that motorists already park in this area which would only exacerbate the problem. The applicant states that the track will be 4.358 metres which is below the recommended minimum so there appears to be some discrepancy between the actual figures quoted and the guidelines in respect of the necessary width required.

Application No 96991 – The Old Police Station, Southampton Road

New 2 storey rear extension to provide new lift; access ramp and additional works to interior of building

RESOLVED: To recommend that permission be refused as the Parish Council does not feel it is acceptable to have an outside lift on a listed building when it could be accommodated within the building. The extension of hours from 8.00 am to 8.00 pm is not acceptable, neither is the introduction of Saturday hours from 8.00 am until 1.00 pm. The Parish Council are pleased to see the acoustic fence along the curtilage. It is also recommended that any parking area should be constructed of a permeable material.

Application No 97014 – The Old Police Station, Southampton Road

New 2 storey rear extension to provide new lift; access ramp and additional works to interior of building

RESOLVED: To recommend that permission be refused as the Parish Council does not feel it is acceptable to have an outside lift on a listed building when it could be accommodated within the building. The extension of hours from 8.00 am to 8.00 pm is not acceptable, neither is the introduction of Saturday hours from 8.00 am until 1.00 pm as these extended new hours would have a substantial impact in this residential area. The Parish Council are pleased to see the acoustic fence along the curtilage. It is also recommended that any parking area should be constructed of a permeable material.

Application No 97022 – Shaun Cottage, Emery Down

(Application for new PP to replace extant PP – Conservation Area)

Roof alterations with dormers, conservatory and front porch, alterations to garage roof and addition of external staircase

RESOLVED: To recommend that permission be granted. The proposals would not have an adverse effect on adjoining properties or the street scene and are moderate in design.

Any Other Business:-

Tree applications received since the date of the last meeting:

Application No CONS/11/0435 – School House, Emery Down
Silver Birch – fell

Application No CONS/11/0429 – Appletree Court, Beaulieu Road
Groups 1 & 2 around car park – thin out by 30%, Groups 1, 2 and 3
Crown lift to 5m above ground level, Cherry (T1) – fell, Hazel trees – coppice,
Oak (T2) crown lift to 5m above ground level

Tree applications decided since the date of the last meeting:

Application No CONS/11/0320 – The Gate House, Beaulieu Road
Laurel – remove branches within 3ft of rear of property
Damson – cut back to boundary line
Raise no objections

Application No TPO/11/0368 – 10 Northerwood House, Swan Green
Horse Chestnut – fell
Granted

Application No TPO/11/0376 – Deerleap Cottage, Pikes Hill Avenue
Blue Cedar – reduce height by 5m; reduce and reshape crown by 4m; remove deadwood
Refused
It is understood that an appeal has now been lodged in respect of this application.

Application No CONS/11/0417 – Lynwood, Gosport Lane
Fir – fell
Raise no objection

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

Chairman _____

Date _____