

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 25 SEPTEMBER 2012 AT 7.15 PM

Present: Mr T M Abbott (Chairman) Mrs A Butcher, Mr J Charlesworth, Mr L Cornell, Mrs H Klaassen, the Revd Dr Caroline Wilkins and Mrs P Wyeth (advisory capacity).

In Attendance: Mrs M Weston (Clerk to the Council)

Apologies for Absence: Mr G Bisson and Mr R Rollé.

Declarations of Interest: Members of the Planning Committee present at the meeting declared an interest in Application No 97798 – Oak Over, Emery Down as it relates to a property adjacent to that occupied by another Parish Councillor.

Minutes of the Previous Meeting

RESOLVED: That the minutes of the meeting held on 28 August 2012 be signed as a true and accurate record.

Matters Arising:

NF NPA Status

Application No 97091 – Knightwood Lodge Hotel, Southampton Road
Variation of Section 106 Agreement for Planning Approval 09/93770

No decision

Application No 97113 – Old Police Station, 1 Southampton Road
Internal/external alterations to main building including new main entrance ramp and foyer, removal of walls and partitions, new boundary treatments and new car parking area with new access gate

No decision

Application No 97114 – Old Police Station, 1 Southampton Road
Internal/external alterations to main building including new main entrance ramp and foyer, removal of walls and partitions, new boundary treatments and new car parking area with new access gate

No decision

Application No 97292 – Land adj to Southampton Road (east of fire station)
Retention of district pressure reduction station (GRP building)

No decision

Application No 97444 – Hawkslease, Chapel Lane
Extension to existing office building and external works including revised car Park layout; reversion of Brock Cottage and Deer Leap to residential use and Erection of garages for Brock Cottage and Deer Leap

No decision

Application No 97612 – Park View, Pikes Hill Avenue
Single storey extension; erection of pergola; alterations to fenestration/ external alterations; planters/retaining wall; chimney; handrail and uprights

No decision

Application No 97651 – Timbers, Chapel Lane
Front and rear 2 storey extensions; pitched roof to front dormer window, roof alterations; tile hanging; verandah

Granted

Application No 97652 – 1B Romsey Road
Construction of two bedroom two storey dwelling

No decision

Application No 97702 – 50 Wellands Road
2 storey side extension, single storey rear extension, conversion of loft with dormer to form new 2nd floor, re-roof existing porch

Granted

Application No 97716 – 1 Queens Road No decision
Single storey extension

Application No 97726 – 12 Princes Crescent No decision
Replacement front porch

Application No 97737 – 7 Park Close No decision
Carport

Planning Applications for the Committee's consideration:

The following applications were submitted for consideration:-

Application No 97780 – 24 High Street
Rear single storey extension and new kitchen extraction unit

RESOLVED: To accept the decision reached by the NFNPA's officers under delegated powers.

Application No 97792 – Beechen House Flats, Gosport Lane
Tile cladding to first floor external walls

RESOLVED: To accept the decision reached by the NFNPA's officers under delegated powers.

Application No 97793 – The Crown Hotel, 9 High Street
External alterations

RESOLVED: To recommend that permission be granted. The application does not change the exterior appearance and would therefore have no effect on the street scene. The proposals update the building.

Application No 97794 – The Crown Hotel, 9 High Street
Internal and external alterations (Application for Listed Building Consent)

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's officers under delegated powers. The application does not change the exterior appearance and would therefore have no effect on the street scene. The proposals update the building.

Application No 97798 – Oak Over, Emery Down
Replacement garage and access alteration to include cattle grid

RESOLVED: To accept the decision reached by the NFNPA's officers under delegated powers as members of the Planning Committee all declared an interest in the application as it relates to a property adjacent to that occupied by a Parish Councillor.

Application No 97801 – The Smithy, 91 High Street
Ground and first floor extensions

RESOLVED: To recommend that permission be granted. The proposals would not have an effect on neighbouring amenities and would be an improvement on the existing dwelling.

Application No 97816 – 16 High Street
Change of use to A1/A3/A5 (hot takeaway; restaurant)

RESOLVED: To recommend that permission be refused. The application is situated adjacent to a narrow pavement with congestion due to the traffic lights, leading to an increase in problems for pedestrian safety, particularly as this is a route to the infant school. The Parish Council strongly support village shops as retail outlets but the proposals would lead to seven adjacent food outlets.

Application No 97817 – 16 High Street

Change of use to A1/A3/A5 (hot takeaway; restaurant); internal Alterations (Application for Listed Building Consent)

RESOLVED: To recommend that permission be refused but to accept the decision reached by the NFNPA's officers under delegated powers. The application is situated adjacent to a narrow pavement with congestion due to the traffic lights, leading to an increase in problems for pedestrian safety, particularly as this is a route to the infant school. The Parish Council strongly support village shops as retail outlets but the proposals would lead to seven adjacent food outlets.

Application No 97824 – Thorntons, Pikes Hill Avenue

External improvements

RESOLVED: To recommend that permission be granted. The proposals are acceptable and would have no impact on the street scene.

Application No 97846 – Land to the rear of 1-7 Foxlease Terrace, Shrubbs Hill Road

Single storey dwelling (demolition of existing garage)

RESOLVED: To recommend that permission be refused. It is considered the proposals represent overdevelopment of a small backland site and the design has an unacceptable impact on the adjacent cottages, being totally out of character. There are already problems with parking in the area which the proposals would exacerbate and the present garage should be retained. There is a lack of proposed amenity space.

Any Other Business:-

Treework applications submitted since the date of the last meeting:

Yew Tree Cottage, Pinkney Lane, Bank

Eucalyptus – reduce by 30%; Norway Spruce – fell; Cypress – fell

Forever Cottage, Pinkney Lane

Acacia (T1) – fell; Willow (T2) – reduce by up to 1.5m

Appletree Court, Beaulieu Road

Various maintenance works

8 Cedar Mount

Scots Pine – fell

9 Cedar Mount

Scots Pine - fell

Padsmore House, Empress Road

Two Limes (T3/T4) Lift crowns and prune; Chestnut (G3) Reduce to previous reduction point
Lime (G2) Pollard at previous pollard points

Application No CONS/12/0364 – Shalford, Pinkney Lane

Cercidyphylum – fell

Application No CONS/12/0370 – 25 Dearing Close

Horse Chestnut – remove; Hawthorns – remove; Holly – remove; Ash – crown lift

Tree application decided since the date of the last meeting:

Application No CONS/12/0286 – Meridian Garage, 77 High Street

Silver Birch – prune tree by 4m and remove lateral branches by up to 2m

Raise no objections

Application No CONS/12/0290 – Greenmead, Romsey Road

Cypresses (multiple forming hedge to rear boundary) – reduce height by one third

Raise no objections

Application No CONS/12/0304 – Church of our Lady and St Edward, 14 Empress Road

Lime (T3) – pollard to original pollard point (1m above ground)

Raise no objections

Application No CONS/12/0311 – White Cottage, Gritnam Road, Bank

Oak – fell

Application No TPO/12/0285 – Timbers, Chapel Lane

Cypress x3no – fell; Sycamore – fell; Holly – prune

Refuse

Application No TPO/12/0287 – Magnolia House, Pikes Hill Avenue

Leylandii – fell

Refuse

Tree Preservation Order confirmed since the date of the last meeting:

TPO No NFNPA 0012/12 – Springwood, Emery Down

Land at Springwood, Emery Down

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

Chairman _____

Date _____