

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 28 FEBRUARY 2012 AT 7.15 PM

Present: Mr M Abbott, Mr G Bisson, Mrs Butcher, the Revd Dr Caroline Wilkins and Mrs P Wyeth.

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

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

Mr R Lockwood, Mr D Price, Mr P Sanderson and Mr R Wiles

Declarations of Interest: None.

Minutes of Previous Meeting:

The Minutes of the Meeting of the Committee held on 24 January 2012 were signed as a true and accurate record.

Matters Arising:

NF NPA Status

Application No 96826 – 5a The Custards

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

No decision

Application No 96896 – 20 Cedar Mount

Retention of car port

Granted

Application No 96903 – Communication site, Lyndhurst Reservoir

Redevelopment and extension of existing 30 metre telecommunication mast and compound together with proposed landscaping scheme

Granted

Application No 96931 – 76 High Street

Change of use of ground and first floor to office accommodation; fire escape

Granted

Application No 96967 – 1 Forest Gardens

Single storey side extension

Granted

Application No 96985 – Three Gables, Sandy Lane

Single storey extension

Granted

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

Refused

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

Withdrawn

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

Withdrawn

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

Granted

<u>Application No 97038 – Knightwood Lodge Hotel, Southampton Road</u> Replace concrete roof tiles with slates; upvc windows to side and rear elevations	Granted
<u>Application No 97091 – Knightwood Lodge Hotel, Southampton Road</u> Variation of Section 106 Agreement for Planning Approval 09/93770	No decision
<u>Application No 97073 – 1 Princes Crescent</u> Demolition of existing 2x1 bedroom flats and construction of two 5 bedroom houses	No decision
<u>Application No 97093 – 33A High Street</u> Remedial works to roof	No decision
<u>Application No 97113 – Old Police Station, 1 Southampton Road</u> 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
<u>Application No 97114 – Old Police Station, 1 Southampton Road</u> 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

Planning Applications requiring further consideration:

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

RESOLVED: That, in the light of new information, the NFNPA be advised that the Parish Council wished to change their recommendation and leave the decision to the NFNPA officers. The Parish Council accept the two affordable units in the flats, bearing in mind that the £42,000 contribution has yet to go through the full viability test. When that has been completed the Parish Council will know whether the development could withstand that level of contribution. There is a need to ensure that the two affordable units are agreed under the appropriate agreement. It is noted that each application has to be decided on its own merits and the fact that other developers have been allowed to reduce the percentage to 11% has no bearing on this particular application.

Application No 97073 – 1 Princes Crescent
Demolition of existing 2x1 bedroom flats and construction of two 5 bedroom houses

RESOLVED: To recommend that permission be granted. The Parish Council understands that a contribution of £65,000 was requested, but the viability test has shown that the development can only withstand a contribution of £53,000. As this figure is close to the first proposed amount and the development is for only two houses the Parish Council are minded to accept the lesser amount.

Planning Applications for the Committee's consideration:

The following applications were submitted for consideration:-

Application No 97171 – Forestry Commission Workshop, Southampton Road
Installation of solar panels on roof of workshop/store roof

RESOLVED: To recommend that permission be granted. The proposals will not have a detrimental impact.

Application No 97187 – Ormonde House Hotel, Southampton Road
First and second floor rear and side extension; additional parking;
bin store (extension of time re PP 93818)

RESOLVED: To recommend that permission be granted. The proposals are relatively modest and will not have a detrimental impact. It is noted that permission has already been granted.

Any Other Business:-

Pre-Application Consultation

Mr R Lockwood showed Councillors plans that he had drawn up in consultation with the NFNPA for alterations and additions to Colnbrook, Gosport Lane.

Tree applications received since the date of the last meeting:

Application No CONS/12/0041 – 1 Forest Gardens
Fell – 1 Ash, 1 Apple, 2 Leylandii

Application No S198/12/0052 – Maple Tree Lodge, Beaulieu Road
Fell - Birch

Tree applications decided since the date of the last meeting:

Application No CONS/12/0002 – Bay Tree Cottage, Bournemouth Road - granted
Ash – remove
Ash – remove side branches back to trunk
Poplar – remove
Fir – reduce by one third
Euycalyptus – remove side branches back to trunk

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

TPO NFNPA/0017/11 – Land at 5a The Custards

Other Treework:

It was noted that an oak tree in the grounds of Hill House was now dying and unsafe and would have to be removed. The tree was not the subject of a TPO but was in a Conservation Area.

Appeal lodged since the date of the last meeting:

Appeal No APP/B9506/H/11/2167133 – Leisure Fayre, 7-21 Romsey Road
Retention of two non-illuminated wall mounted signs (Application for Advertisement Consent)

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

Chairman _____

Date _____