

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD
AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 23
JANUARY 2007 AT 7.15 PM**

Present: Mr M Abbott (Chairman)
Mr G Bisson
Mr J Charlesworth
Mr E Gailor
Mrs P Wyeth

In Attendance: Mrs M Weston, Clerk to the Council

Apology for Absence: Mrs A Trend

Declarations of Interest: None

Minutes of Previous Meeting:

The Minutes of the Meeting of the Committee held on 28 November 2006, having been circulated, were signed by the Chairman as a correct record.

Matters Arising:

The following applications had received a decision or were still pending since the date of the last meeting:

No 90577 – Knightwood Lodge Hotel, Southampton Road No decision
New dwelling

Two storey addition to form five guest bedrooms,
owner's accommodation and kitchen extension and
second floor extension to extend existing bedroom
following demolition of existing two storey extension

No 90604 – 56 High Street No decision

Proposed alterations and extensions to existing premises to
Provide 2 residential units, 2 shop units at ground floor and
additional office/retail space at first and second floor

No 90682 – 32 Princes Crescent No decision

Rear conservatory

No 90775 – Littlecroft, Emery Down Refused

Adaptation of coach house and stable to provide
ancillary bedroom accommodation

No 90780 – 12 Forest Gardens Refused

Garage

No 90811 – 41 Romsey Road Refused

Convert garage to living accommodation, first floor
Extension

No 90812 – 1 & 2 Church Cottages, Emery Down Refused

2 storey rear extension; conservatory to No 1 Church Cottage

<u>No 90813 – Larkwood, Pikes Hill Avenue</u> First floor extension	Granted
<u>No 90814 – South View Hotel, Gosport Lane</u> Demolition of former guest house Application for Conservation Area Consent to Demolish	Refused
<u>No 90810 – South View Hotel, Gosport Lane</u> One block of 5 flats; 1 pair semi-detached houses; extension and conversion of coach house to dwelling; associated parking; bin store; new access (demolition of existing dwelling)	Refused
<u>No 90826 – 4-6 Romsey Road</u> Change of use of ground floor from A1 (Retail) to A2 (Professional Services)	Granted
<u>No 90843 – Woodend, Pikes Hill Avenue</u> Single storey rear conservatory	Granted
<u>No 90851 – Rufus House, Southampton Road</u> Two single storey extensions and raising the roof of an existing extension to provide rooms in the roof	No decision
<u>No 90852 – Heywood, Southampton Road</u> Removal of existing detached wooden building with corrugated iron roof, erection of single storey detached timber pine log cabin	Granted
<u>No 90856 – 7 Park Close, Clay Hill</u> Side extension and pavement crossing	Granted
<u>No 90862 – Site adjacent to Whitecroft, Pikes Hill Avenue</u> Erection of new dwelling	Granted
<u>No 90876 – Hawkslease, Chapel Lane</u> Two storey office extension	Refused
<u>No 90872 – 56 High Street</u> Installation of 900mm satellite dish on rear extension at first floor level. Installation of two exterior air condenser units on proposed refuse stall also on rear elevation	Refused
<u>No 90895 – 29 Northerwood Avenue</u> Two storey side and single-storey rear extension	Granted
<u>No 90924 – 37 Wellands Road</u> Pitched roof to front dormer, 2no Velux windows to rear, roof lantern to flat roof and enlargement of bathroom window	Granted
<u>No 90950 (Application for consent to display</u>	Refused

Advertisements) – 29 High Street

1 x 300mm letters and logo, 1 x projector 740mm x 600mm

No 90741 – Swiss Cottage, Clayhill, Goose Green

No decision

Crossover to gain access for agricultural equipment to access rear of Swiss Cottage

No 90939 – The Mad Hatter Tea Rooms – 10 High Street

No decision

Replace rear window with French doors; ramp

Applications for the Committee's consideration:-

The following applications were submitted for the Committee's consideration:

No 90996 – La Pergola Restaurant, Southampton Road

Ground floor extension to form enlarged kitchen, stores, laundry room and new access to owner's flat. Construction of first floor extension to form two staff bedrooms

RESOLVED: To accept the decision reached by the New Forest National Park Authority's officers under delegated powers.

No 91014 – Lyndhurst Nurseries Limited, Deerleap Farm

10% extension to an existing agricultural building for the purposes of storing securely feed, tools and other valuable agricultural equipment that is essential for our business.

RESOLVED: To recommend refusal. There is an enforcement order on this property and until this is regularised there should be no further applications on this site.

No 91020 – 30 Princes Crescent

Erection of brick built garage with tiled roof.

RESOLVED: To recommend that permission be granted but would accept the decision reached by the New Forest National Park Authority's officers under delegated powers. The proposals are a replacement of an existing garage.

No 91028 – Meadowsweet, Chapel Lane

Two-storey side extensions; single-storey rear extension with balcony

RESOLVED: To recommend that permission be granted but would accept the decision reached by the New Forest National Park Authority's officers under delegated powers. This is a large extension but a precedent has been set by a nearby property. The proposals are not out of keeping and there are no neighbour objections.

No 91045 – 32 Shaggs Meadow

Two storey rear extension

RESOLVED: To recommend that permission be granted as the proposals would provide a much needed family home and site comfortably in their surroundings and are in keeping with the neighbourhood.

No 91086 – Holly House, 31 Queens Road

Single storey rear extension; roof alterations

RESOLVED: To recommend that permission be granted. The proposals do not detract from the street scene.

Any Other Business:-

Treework applications since the date of the last meeting:

Deerhurst, Pinkney Lane, Bank
Clump of conifers to be felled
Pruning and removal of one branch or horse chestnut

Treework decisions since the date of the last meeting:

CONS/06/0346 – Littlecroft, Emery Down
Prune one Scottish Pine
Raise no objections

CONS/06/0356 – Moorock, Pikes Hill Avenue
Prune one Robinia and one Spruce
Raise no objections

CONS/06/0379 – Rufus Court, Gosport Lane
Fell one silver birch and two hornbeams
Raise no objections

TPO/06/0380 – 27 Shaggs Meadow
Fell three Cyprus trees; prune holly
Raise no objections

Appeals lodged since the date of the last meeting:

APP/B9506/A/07/2034801
South View Hotel, Gosport Lane
One block of flats; 1 pair semi-detached houses; extension and conversion of coach house to dwelling; associated parking; bin store; new access (Demolition of existing dwelling)

Appeals decisions since the date of the last meeting:

Appeal Ref: APP/B9506/H/06/1199858
20 High Street, Lyndhurst (Prezzo)
Appeal allowed in part –
Relating to wall sign at first floor level – dismissed
Fascia lettering and menu box - granted

Planning Enforcement:

It was reported that the following breaches of planning regulations were being dealt with by the National Park Authority:

02/0898 – 72 High Street
 Non compliance of breach of Condition Notice No 781 dated 18 December 2003.
 Awaiting compliance with enforcement notice.

03/1045 – Pondhead Farm, Beaulieu Road
 Unauthorised residential use of outbuildings and unauthorised horse livery and rental of field for horses
 Planning contravention notice issued.

05/0816 – Lyndhurst Workmen’s Club, High Street
 Unauthorised shutters over front windows
 Retrospective application invited.

05/0229 – Lyndhurst Reservoir, Bournemouth Road
 BOC 1 – Failure to remove temporary mast
 Retrospective application invited.

05/0325 – Land off Chapel Lane (Deerleap Farm)
 Unauthorised shed on agricultural land
 Awaiting compliance with Enforcement Notice.

06/0116 – Rear of 13 High Street
 Unauthorised works
 Retrospective applications invited.

06/0003 – Former Le Canard Restaurant, 11 High Street
 Untidy site
 Initial site visit carried out

06/0011 – Coach House, Northerwood House, Emery Down
 Unauthorised double glazing in a Listed Building
 Retrospective application invited.

06/0316 – Yew Tree Cottage, Pikes Hill
 Deviation from approved drawing
 Initial site visit carried out.

QU/06/1150 – Northerwood House
 Installation of UPVC windows in a listed building
 Site being monitored.

06/1173 – Plum Monkey, High Street
 Replacement of interior staircase
 Retrospective application invited.

QU/06/1183 – 20 High Street
 Unauthorised advertisement
 Retrospective application refused.

QU/06/1216 – New Forest Inn, Emery Down
 Installation of extractor fan
 Retrospective application invited.

QU/06/1258 – Land at Allum Green
 Untidy site, stationing of caravan, storage containers, vehicles and other debris
 Occupier has agreed to cease breach.

QU/06/1339 – Pond Head Farm, Beaulieu Road
 Barn lost conversion
 Initial site visit carried out.

QU/06/1340 – Pond Head Farm, Beaulieu Road
 Holding of weekend market
 Initial site visit carried out.

QU/06/1341 – Pond Head Farm, Beaulieu Road
 Use of land as farm shop/erection of farm shop

Initial site visit carried out.

QU/06/1342 – Pond Head Farm, Beaulieu Road

Use of land as caravan and camping site

Initial site visit carried out.

QU/06/1354 – Sunnyside, Broughton Road

Untidy site

Initial site visit carried out.

QU/06/1417 – Brock Cottage, Chapel Lane

Change of use from dwelling to office use

Retrospective application invited.

QU/06/1418 – Former A1 Centre, Beechen Lane

Building works to sheds

Initial site visit carried out.

QU/06/1427 – Hill House Residential Home, Bournemouth Road

Stationing of portacabin

Site being monitored.

QU/07/0013 – The Mill House, Romsey Road

Unauthorised advertisements

Site being monitored.

QU/07/0023 – Land adjacent Whitecroft, Pikes Hill Avenue

Work commenced in breach of condition 4 of pp 90862

Site being monitored.

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

Chairman _____

Date _____