

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD
AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 24 APRIL
2007 AT 7.15 PM**

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

In Attendance: Mrs M Weston, Clerk to the Council
4 members of the public

Apologies for Absence: None (all present)

Declarations of Interest: None

Minutes of Previous Meeting:

The Minutes of the Meeting of the Committee held on 27 March 2007, 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:

<u>No 90025 – Land adjoining Hill Rise, Pikes Hill</u> Detached dwelling (Outline application with details of siting and means of access)	Granted
<u>No 90577 – Knightwood Lodge Hotel, Southampton Road</u> 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 decision
<u>No 90604 – 56 High Street</u> 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	Granted
<u>No 90851 – Rufus House Hotel, Southampton Road</u> Single storey extensions to form holiday flat; first floor To existing single storey side extension	Granted
<u>No 91151 – Stydd House, Shrubbs Hill Road (Listed)</u> To make alterations to plumbing in order to extend central heating throughout house, install a higher capacity boiler, necessitating 4 inch (10cm) standard flue pipe external to ground floor boiler room on side of house overlooking garden.	Granted

<u>No 91167 – Shelton, Pikes Hill Avenue</u> Conservatory and garage	Granted
<u>No 91199 – New Park Manor Hotel, Lyndhurst Road</u> Retention of illuminated and non-illuminated hanging Post mounted and banner signage	Refused
<u>No 91235 – Flat 12, Northerwood House, Emery Down</u> Conservatory on roof	Granted
<u>No 91236 – Flat 12, Northerwood House, Emery Down</u> <u>Application for listed building consent</u> Conservatory	Granted
<u>No 91241 – Spellowdale, Gosport Lane</u> Outbuilding	Granted
<u>No 92286 – The Oak Inn, Pinkney Lane</u> Pictorial post sign (900 x 120mm), house name letters (1600 x 600mm – floodlight), Fullers cartouche (825 x 500mm)	No decision
<u>No 91183 – New Forest Golf Club</u> Proposed new porch/lobby extension to enable internal alterations together with enlargement of kitchen at rear	Granted
<u>No 90957 – Burwood Lodge, 27 Romsey Road</u> Ground and first floor extensions	Granted
<u>No 90958 – Burwood Lodge, 27 Romsey Road</u> Covered swimming pool; link to existing garage; conservatory	Refused
<u>No 91232 – 3 New Cottages, Pikes Hill</u> Loft conversion with rear facing dormer	No decision
<u>No 91271 – Brock Cottage, Chapel Lane</u> Retention of use as office accommodation for a further period of 3 years	No decision
<u>No 91273 – Former Cattle Breeders Building, Beechen Lane</u> Retention of use of part of building as office accommodation and use of second building for staff gymnasium for a further period of 3 years	No decision
<u>No 91274 - Stydd Cottage, Shrubbs Hill Road</u> Outbuilding	No decision
<u>No 91280 – 29 Romsey Road</u> Single storey side extension (revision to application for Listed Building Consent to allow alterations associated with additional room in roof space)	No decision
<u>No 91309 – Littlecroft, Emery Down</u> External alterations to coach house	No decision

No 91329 – 4 Oak Close No decision
Two storey side extension

No 91351 – 5 Oak Close No decision
Two storey side extension

No 91356 – The Oak Public House, Pinkney Lane, Bank No decision
Extension to kitchen to the rear of the property and conversion of existing cellar in garden block (ground floor) to staff accommodation

No 91381 – Vernalls Farm, Gosport Lane No decision
Garage loft internal alterations from playroom, storeroom and toilet to living room, bedroom and bathroom as ancillary accommodation to house

Applications for the Committee's consideration:-

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

No 91387 – Ravens, Beaulieu Road
Replacement garage, barn and stabling

RESOLVED: To recommend that permission be granted. The application would be a great improvement on the existing and was in keeping with the surroundings.

No 91421 – Linwood, 1 Princes Crescent
Pair of semi detached dwelling (existing dwelling to be demolished)

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

No 91422 – Ivy Cottage, 15 Clarence Road
Two storey side extension

RESOLVED: To recommend that permission be granted. The application would service a genuine family need. This family has integrated well into the community and Policy NF-H3 states that in exceptional circumstances a larger extension to a small dwelling may be permitted to meet genuine family needs. There are no neighbour objections and the application would sit well in the street scene. The house opposite has a similar extension. There would be parking space for two cars, thus no car parking problems would be caused.

No 91455 – Fairwinds, Pikes Hill
Rear conservatory

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

No 91468 – Whitecroft, Pikes Hill Avenue
Proposed two storey entrance hall, attached garage with games room over and two storey extensions to rear incorporating balcony between

RESOLVED: To recommend that permission be granted. Policy NFH3 allows for extensions provided the proposals are appropriate to the existing dwelling and curtilage. The proposals would improve the overall design, there would be no overlooking and we understand there are no neighbour concerns. Great care has been taken to provide privacy for the applicant's neighbours. The application would fit in well with the street scene and the garage will be let into the ground as its falls away and there will be no impact on the neighbour. If the covered way is not acceptable please consult further.

No 91475 – Royals, 40 High Street

Conversion of existing flat to two flats on first floor

RESOLVED: To recommend that permission be granted as there are no car parking issues. We would also like to ask for as much flexibility as possible regarding affordable housing contribution.

No 91478 – 30 Princes Crescent

Erection of brick built replacement garage with tiled roof

RESOLVED: To recommend that permission be granted as this is a replacement of a previous garage which had been there for many years.

Any Other Business:-

Appeal decisions made since the date of the last meeting:

Planning (Listed Buildings and Conservation Areas) Act 1990 and Town and Country Planning Act 1990

Appeals by Brightwater Projects

Site at South View, Gosport Lane

Both appeals dismissed.

National Park Authority Planning Meetings

Mrs Wyeth drew the Planning Committee's attention to the fact that, due to local elections, the NF NPA's Planning Committee would only consist of Secretary of State and County Council members for the months of May and June.

RESOLVED: To write to the NF NPA expressing the Parish Council's concerns and to ask that further consideration be given to this matter.

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

Chairman _____

Date _____