

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 26 FEBRUARY 2008 AT 7.15 PM

Present: Mr M Abbott (Chairman), Mr P Boyes, Mr M Böckle, Mr M Rollé, Mrs A Butcher, Mr J Charlesworth, and Mrs P Wyeth.

In Attendance: Eight members of the public.

Apologies for Absence: Apologies for absence were received from Mr G Bisson and Mrs A Trend.

Declarations of Interest: Mrs Wyeth declared non prejudicial interests in applications numbered 92544 and 92559. Mrs Butcher declared a non prejudicial interest in application number 92577.

Minutes of Previous Meeting:

The Minutes of the Meeting of the Committee held on 22 January 2008, having been circulated, were signed by the Chairman as a correct record.

Matters Arising:

No 90577 – Knightwood Lodge Hotel, Southampton Road No decision
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 91273 – Former Cattle Breeders Building, Beechen Lane Pending further application
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

Application No 91936 – 26 Thatched Cottage Park Granted
Retention of single-storey side extension to mobile home

Application No 92102 – Land at Three Gables, Sandy Lane Withdrawn
Demolish existing and erect two detached dwellings

Application No 92172 – Former AI Centre, Nos 8, 10, 14 & 16 Beechen Lane and Paddock No decision
Redevelopment to provide offices, underground car park, business visitor lodges and sports hall; 4 dwellings; nature conservation area; access and landscaping. Phased demolition of existing buildings

Application No 92311 – Rear of Forest Glen, Pikes Hill Refused
New dwelling and attached double garage

Application No 92322 – Hilltop House, Pikes Hill Avenue Granted
Car port

Application No --- Knightwood Lodge Hotel, Southampton Road No decision
Demolish hotel and replace with eight flats

Application No 92351 12 Princes Crescent Refused

RESOLVED: To recommend that permission be granted as the proposals were considered to be an improvement.

Application No 92544 – Magnolia Cottage, 15 Wellands Road

Single storey front extension and new chimney breast and stack to rear

RESOLVED: To recommend that permission be granted as the proposals would have no impact on neighbouring properties.

Application No 92559 – Three Gables, Sandy Lane

Two detached dwellings; outbuilding; demolish existing dwelling

RESOLVED: To recommend that permission be refused. The proposals, which have not been altered significantly from the previous application, are considered detrimental to this area of special character that has one house per plot. The proposed development would be out of character. This application, if granted, would set a detrimental precedent for this area. Efforts made had not been strong enough to overcome previous problems. Three Gables is situated at a considerably higher level than Laurel Bank, thus the proposals would give an unacceptable impact on that property. It is sited close to Copper Ridge, impacting on the quiet amenity of that property. The design is subjective but the Parish Council consider it to be out of keeping with the special character of the area.

Application No 92576 – The Pines, Pikes Hill

Roof alterations and tile hanging

RESOLVED: To recommend that permission be granted. It was noted that the existing chimney was not shown on the plan but will be retained. It was considered that the proposals represented a welcome improvement.

Application No 92577 – Fenwick 2, Pikes Hill

New parking area with widening existing access to serve Health and Well Being Centre

RESOLVED: To recommend that permission be granted. It was considered that the car parking was necessary, especially in view of previous neighbour concerns. This is a much needed facility both for the village of Lyndhurst and the New Forest as a whole.

Application No 92580 – September Cottage, Pinkney Lane

Two storey side extension

RESOLVED: To recommend that permission be granted. There are no neighbour concerns.

Application No 92608 – English Nature, 1 Southampton Road

Continued siting of Portcabin for office use
(Renewal of Temporary Planning Permission 06/90370)

RESOLVED: To recommend that permission be granted with a one year time limit. If this could not be met then the application should be refused.

Application No 92611 – Whitemoor, Southampton Road

Double garage

RESOLVED: To recommend that permission be granted as there would be no impact on neighbouring properties.

Any Other Business:-

Treework decisions made since the date of the last meeting:-

TPO/07/0207

Northerwood House, Sway Green, Emery Down
Fell 1 beech and 2 oak, prune four horse chestnut
No objections

S198/08/0014

Land on south side of Woodhay adjacent to rear boundary of Oakapple Cottage
Fell 3 poplars
Granted

Treework applications since the date of the last meeting:-

Whitemoor (East of Cemetery)

The felling of scattered thicket stage and semi-mature birch trees growing upon the open heathland to the east of Lyndhurst Cemetery. All character/landscape trees will be retained.

Bolton's Bench, Lyndhurst

The felling of eleven trees growing on the southern slope of the Bolton's Bench hill to maintain the character of this prominent landmark, allowing the yew tree on the brow to regain its place as the distinctive feature associated with Lyndhurst.

Breach of planning control since the date of the last meeting:-

The rebuilding of the coach house at Littlecroft, Emery Down
Temporary stop notice served by NF NPA

Amended plans submitted since the date of the last meeting:-

Application No 92300 – reduction in size of rooflights for third floor
68a High Street
Conversion of upper floors to form three units of accommodation; bin store.

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

Chairman _____

Date _____