

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

Present: Mr G Bisson, Mr M Bickle, Mrs A Butcher, and Mrs A Trend.

In Attendance: Mrs M Weston, Clerk to the Council and four members of the public.

Apologies for Absence: Apologies for absence were received from Mr M Abbott, Mr J Charlesworth, Mr M Rolé and Mrs P Wyeth.

In the absence of Mr Abbott the Chairman of the Parish Council, Mr G Bisson took the Chair for the meeting.

Declarations of Interest: Mrs Butcher declared a personal and prejudicial interest in Planning Application No 93257 and took no part in the discussion or vote on this application.

Minutes of Previous Meeting:

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

Matters Arising:

No 91273 – Former Cattle Breeders Building, Beechen Lane No decision
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 --- Knightwood Lodge Hotel, Southampton Road No decision
Demolish hotel and replace with eight flats

No 92577 – Fenwick Hospital, Pikes Hill Granted
New parking; widening existing access; disabled access ramp; Bollard lighting; condenser units (further amendment to plans)

No 93038 – Spellow Dale, Gosport Lane Granted
First floor addition, new dormer to front and replacement Dormer roofs

No 93049 – Walfords, Goose Green Withdrawn
Two storey rear extension to enlarge kitchen with bedroom and internal balcony over. Single storey rear extension to form utility room. Enlarge existing side dormer to form en suite facilities to bedroom

No 93022 – Forest Glen, Pikes Hill Refused
New dwelling

No 93105 – Deerleap Nurseries, Deerleap Farm, off Chapel Lane Agric Plan
Lean-to canopy – request under permitted development Permission
order 1995 No 418 Required

Application No 93143 – 12 Haskells Close
Rear conservatory

Granted

Application No 93041 – 9 Clarence Road
Single storey rear extension; side porch

Granted

Application No 93162 – Florality, 52 High Street
Fire escape from first floor at the rear of the property

No decision

Applications for the Committee's consideration:-

No 93089 – 2/2a Gosport Lane

Retention of two existing cottages and erection of 18 age restricted dwellings and 9 affordable units. Formation of access, garaging and parking

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NF NPA's officers under delegated powers. This was considered to be a good scheme that would enhance the village.

Application No 93131 – Burwood Lodge, Romsey Road

Remove existing timber outbuilding and replace with demountable timber building to be used as drying room and storage for owner's use

RESOLVED: To recommend that permission be granted. The Committee welcomed the replacement of an old shed. The proposals would be well screened from the road.

Application No 93188 – Whitecroft, Pikes Hill Avenue

Single storey garage extension to side – relinquish two storey garage/games room approved previously

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NF NPA officers under delegated powers as it was considered necessary for the applicant to enter into a Section 106 agreement to avoid implementation of two double garages. It was considered that all necessary steps had been taken to avoid nuisance to neighbours and the proposals represent a better use of the site and prevent the necessity to dig out a great deal of soil thus being more environmentally friendly. The proposals would also address the privacy issue for the applicant. The new garage would not be visible from the road.

Application No 93225 – The Small School, c/o Lyndhurst
Football Club, Wellands Road

Change of use from clubhouse to temporary classroom during term time use as Class D1)

RESOLVED: To recommend that permission be granted. The proposals address a local need and are a redistribution of existing facilities. No increase in traffic is envisaged by implementation of these proposals.

Application No 93257 – Walfords, Goose Green

Two storey and single storey rear extensions; first floor extension

RESOLVED: To recommend that permission be granted as it was considered that previous objections had been addressed. The scale and height of the extension and the design are considered appropriate to the dwelling and Conservation area.

Application No 93271 – 77 High Street

Change of use from A2 bookmakers to SUI Generis car showroom

RESOLVED: To recommend that permission be granted. It was considered that the proposals would have no adverse effect, particularly as the property is already classified as use class A2 (Financial and Professional) and not A1 (Retail).

Application No 93272 – Lyndhurst Baptist Church, Chapel Lane

First floor extension to provide meeting room accommodation. Raised pitched roof to end of nave, two rear ground floor extensions to provide wc, staircase and kitchen accommodation

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NF NPA's officers under delegated powers. The proposals were considered to be in character and to enhance the building and area and would serve the local community. There would be no overlooking of adjacent property.

Application No 93284 – 56 The Meadows

Proposed first floor extension to form additional bedroom and en suite and GF extension to form GF WC

RESOLVED: That this item be deferred as the application had only recently been received. The Parish Council Chairman would visit the site of the application, ascertain neighbour opinion and subsequently consult with other members of the Committee as necessary.

Any Other Business:-

Tree work applications entered since the date of the last meeting:

CONS/08/0119

Hunters Moon, Emery Down

Fell one conifer

CONS/08/0164

Lynwood, Gosport Lane

Fell one eucalyptus tree

CONS/08/0165

35 High Street

Fell one monteray cyprus

Tree work applications granted since the date of the last meeting:

CONS/08/0143

Rear car park between 23-24 Dearing Close

Crown one horse chestnut tree

Planning Appeals lodged since the date of the last meeting:

PINS REF: APP/B9506/A/08/2082937

Case Number: 08/92993

Outbuilding – 109 The Meadows

Correspondence:

- NF NPA – Public speaking at Planning Development Control Committee meetings.
- Mrs S Gibbs – Correspondence re planning application no 92993.
- Brockenhurst Parish Council – Planning in the New Forest National Park
- South View, Gosport Lane

Concern was expressed regarding the considerably deteriorated condition of this building and its garden.

RESOLVED: That the Clerk write to the NF NPA asking them to engage their powers to insist that the property be made safe and tidy.

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

Chairman _____

Date _____