

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 27 NOVEMBER 2007 AT 7.15 PM

Present: Mr M Abbott (Chairman), Mr G Bisson, Mr M Böckle, Mr P Boyes, Mrs A Butcher, Mr J Charlesworth, Mr M Rollé and Mrs A Trend

In Attendance: Mrs M Weston, Clerk to the Council, 30 members of the public.

Apology for Absence: An apology for absence was received from Mrs P Wyeth.

Declarations of Interest: Councillor M Abbott declared a prejudicial interest in Application No 92172 and left the room while representatives of Ineos Capital explained their proposals, the application was debated, discussion took place and a vote was taken. Mrs Butcher declared a personal interest in Application Nos 92098/9.

Minutes of Previous Meeting:

The Minutes of the Meeting of the Committee held on 23 October 2007, 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

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

Application No 91783 – 56 High Street Granted
Satellite dish and 2 exterior air condenser units on rear elevation

Application No 91919 – Rear of Forest Glen, Pikes Hill Withdrawn
New dwelling and detached double garage

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

Application No 91976 – 2 Swan Green Cottages Granted
Internal alterations to form bathroom from existing shed

Application No 92042 – Bunces, Pikes Hill Avenue Granted
Two storey side extension

Application No 92043 – 36 High Street Refused
Change of use from shop (class A1 of the use classes order) to hot food takeaway A5

<u>Application No 92052 – Lyndhurst Tennis Club, Sandy Lane</u> Erection of 4.1M high block wall to boundary of one court (one End only 9.6M long)	No decision
<u>Application No 92062 – The Crown Hotel, High Street</u> Alterations at first floor level to create 4no new guest bedrooms with ensuite bathrooms	Granted
<u>Application No 92100 – The End House, Pikes Hill Avenue</u> Single storey extensions	Granted
<u>Application No 92102 – Land at Three Gables, Sandy Lane</u> Demolish existing and erect two detached dwellings	No decision
<u>Application No 92112 – The Crown Hotel, High Street</u> (Listed Building or Conservation Area Consent) Internal alterations for the conversion of existing first floor staff accommodation to provide new guest bedrooms with bathrooms, including minor alterations to the external envelope	Granted
<u>Application No 92113 – Pikes Mead, Pikes Hill Avenue</u> New dwelling and garage	Withdrawn
<u>Application No 91962 – Land at r/o 13 & 21a High Street</u> New build 2 bed bungalow in place of existing builders shed	No decision
<u>Application No 92126 – 29 Wellands Road</u> Rear extension, single storey	Granted
<u>Application No 92152 – Deerleap, Chapel Lane</u> Change of use of dwelling house (Class C3) to office accommodation (Class B1) for a temporary period of three years	Granted
<u>Application No 92173 – Knightwood Oaks, Knightwood Close</u> Proposed dormer to rear of property	No decision
<u>Application No 92207 – Ivy Cottage, 15 Clarence Road</u> Two storey side extension	No decision
<u>Application No 92208 – Site Adjacent to Whitecroft, Pikes Hill Avenue</u> Erection of new dwelling	No decision

Applications for the Committee's consideration:-

Application No 92098 – Fenwick Hospital, Pikes Hill
Minor refurbishment to upgrade facility for Health and well-being Centre. Formation of new car parking areas with lighting to suit requirements. Replace signage within curtilage of property.

RESOLVED: To recommend that permission be granted as the proposals are minor and this facility provides a valuable service to the community.

Application No 92099 – Fenwick Hospital, Pikes Hill
Display various non-illuminated signage

RESOLVED: To recommend that permission be granted as the proposals are minor and this facility provides a valuable service to the community.

Application No 92171 – Appletree Court Lodge, Appletree Court
Formation of new vehicular access to highway

RESOLVED: To recommend that permission be granted as the proposed vehicular access will be onto an ancillary of Gosport Lane causing no access problems.

Application No 92172 – Former AI Centre, Nos 8, 10, 14 & 16 Beechen Lane and Paddock
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

RESOLVED: To recommend that permission be granted but to ask that the following recommendations be put in place:-

More provision for affordable housing.

A stipulation be made that the business visitor lodge is not sold off at any time in the future.

A stipulation be made that the sports hall is not used as a commercial venture.

Further attempts be made to overcome the highway issues.

A note to be added that the Parish Council are pleased to see the conservation section and welcome the green travel plans.

Application No 92219 – The Oak Inn, Bank
Replacement House name sign

RESOLVED: To recommend that permission be granted as this new application seems to address previous concerns.

Application No 92245 – South View, Gosport Lane
Erect 4 flats, 2 cottages, extension/conversion of coach house to dwelling and parking

RESOLVED: To recommend that permission be refused as there is insufficient change from the previous application. The building described as a coach house on the original application is not, in fact, a dwelling and when permission was originally granted it was stated that it should not be used as a dwelling. There is no amenity space. The car park is adjacent to properties in Shaggs Meadow and will impinge on the rights at present enjoyed by the owners of these properties.

Application No 92246 – South View, Gosport Lane
Demolition of former guest house

RESOLVED: To recommend that permission be refused. This property, when used by the previous tenant provided a much needed bed and breakfast establishment for the village, plays an important part in the street scene and has a historical background. Its demolition would also damage the Conservation Area of which it plays an important part.

Application No 92248 – Bracken Cottage, Allum Green
Two storey side extension

RESOLVED: To recommend that permission be granted. The proposals are in keeping with the appearance of the dwelling and would not affect neighbours.

Application No 92271 – Hillside Cottage, Pikes Hill
Carport

RESOLVED: To recommend that permission be granted. The proposals are in keeping with the existing dwelling and its curtilage.

Application No 92311 – Rear of Forest Glen, Pikes Hill

New dwelling and attached double garage

RESOLVED: To recommend that permission be refused as the proposals would have a significant impact on Homelands and Osborne. There are no significant changes or improvements to the previously refused application. It was noted that the hedge has been moved but the area of the site has not been changed.

Any Other Business:-

Tree work applications made since the date of the last meeting:-

TPO/07/0207

Northerwood House, Emery Down

Fell two trees and reduce the crowns by pruning on two others (TPO Ref 113/03)

Treework applications decided since the date of the last meeting:-

CONS/07/0173

Littlecroft, Emery Down

Fell 1 Jack pine

Granted

CONS/07/0174

9 Haskells Close

Prune 1 Holm oak

Granted

TPO/07/0177

Forest Lodge Hotel, Pikes Hill

Fell 1 sycamore and prune 1 lime

Granted

CONS/07/0190

Clarendon Villa, Gosport Lane

Prune 1 Leylandii, 1 Sycamore, 1 Cherry, 1 Apple and 2 Ash

Raise no objections

S198/07/0199

Thurnby, Pikes Hill Avenue

Prune 1 Thuja

Granted

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

Chairman _____

Date _____