

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 22 APRIL 2014 AT 7.15 PM

Present: Mr T M Abbott (Chairman), Mr G Bisson, Mr J Charlesworth, Mr L Cornell and Mrs P Wyeth.

In Attendance: Mrs M Weston, Clerk to the Council
Mr R Ainslie, NFNPA
14 members of the public

Apologies for Absence: Apologies for absence were received from Mr M Rollé and the Revd Dr C Wilkins.

Declarations of Interest: Mr Charlesworth declared a personal interest in Planning Application No 00178 – 2 Haskells Close as he owned and lived in a nearby property.

Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on the 25 March 2014 be approved and signed as a true and accurate record.

Matters Arising

NFNPA Status

Application No 99091 – Heather House, Southampton Road
Conversion of existing hotel into 2no x 4 bedroom dwellings; new 4 bed detached dwelling; associated parking and landscaping

No decision

Application No 99101 – Huntsmans Keep, Gosport Lane
First floor additions

Withdrawn

Application No 99120 – Studio, 95 High Street
Application for a Lawful Development Certificate

Raise no objection

Application No 99129 – 46 The Meadows
Front and side extension

Granted

Application No 99141 – Fox & Hounds PH, High Street
Glazed link extension; external alterations to existing store; relocation of extractor unit; pergola

Granted

Application No 99142 – Fox & Hounds PH, High Street
Glazed link extension; external alterations to existing store; relocation of extractor unit; pergola; internal alterations (Application for Listed Building Consent)

Granted

Application No 00016 – The White Rabbit, Romsey Road
Retention of extractor ventilation system

Withdrawn

Application No 00047 – High Trees, Gosport Lane
Two storey front extension; roof alterations to include removal of existing dormer window; cladding; double garage; demolition of existing garage

No decision

Application No 00050 – Oakgate, Pikes Hill Avenue
Detached garage

Granted

Application No 00066 – The Old Lodge, Chapel Lane
Application to regularise removal of chimney (Application for Listed Building Consent)

Approved

<u>Application No 00050 (Amended Plan) – Oakgate, Pikes Hill Avenue</u> Detached garage	Granted
<u>Application No 00055 – Thatched Cottage, Southampton Road</u> Car port/store	No decision
<u>Application No 00077 – Wymering House, Sandy Lane</u> 2 storey side and rear extensions (including balcony); single storey side Extension to link garage; external staircase; rear ground floor infill (resubmission of planning application 98967)	Granted
<u>Application No 00113 – Huntsmans Keep, Gosport Lane</u> First floor additions	No decision
<u>Application No 00133 – land adjacent to 10 Park Close</u> Outline application for single dwelling; access and layout to be considered	No decision
<u>Application No 00139 – 11 High Street</u> Conversion of owner’s accommodation to two self-contained maisonettes	No decision
<u>Application No 00141 – 6 Empress Road</u> Single storey side/rear extension, 1 st floor extension, rear dormer window and roof light	No decision
<u>Application No 00162 – Yew Tree Cottage, Pemberton Road</u> Single storey extension	No decision

Planning Applications for the Committee’s consideration:

[Application No 00135 – 25 & 26 Cedar Mount](#)
16 age exclusive apartments, car parking; creation of access; gazebo; outbuilding; sub-station; creation of
kitchen garden; bin store; fencing; landscaping; demolition of existing dwellings

Members of the public put forward their views on this application including objections on the grounds of overlooking and massing in size shown on the application. Mr Ledger said that the laurel hedge referred to in the planning application that McCarthy and Stone stated would be kept was in fact within his grounds. Concern was expressed that the proposals were not appropriate and the development would not be in the right place due to the amount of traffic that already existed and would be generated by the development. It was felt there would be difficulty crossing Shrubbs Hill Road and the fact that there were a number of young children in the Cedar Mount area. Concern was expressed regarding the possibility of extra parking in Cedar Mount.

Mr Ainslie stated that the highway situation would be carefully assessed and the site would be viewed regarding protection of trees and TPOs.

Mr Charlesworth said he felt there was insufficient information at the present time for the Parish Council to be able to form an opinion and Mr Cornell concurred. Mr Bisson said he felt that the proposals were in keeping with the village and that other views had been expressed by residents who were in favour of the development.

Mrs Klaassen stated that she felt the proposed development would be too large, would create too much traffic and was concerned regarding the digging down that would be necessary for the underground car parking facilities. In her opinion the proposals would give an ugly building with not much of an area of garden and were not in keeping with the surroundings.

Mrs Klaassen proposed that the Parish Council recommend refusal of the application but this proposal was not seconded.

Mr Charlesworth proposed, seconded by Mr Cornell, that the Parish Council are happy to accept the decision reached by the NFNPA's Officers under their delegated powers. Attention would, however, be drawn to the traffic and tree issues and the fact that it was not considered that there was sufficient information to hand yet in order to make a decision.

Application No 00178 – 2 Haskells Close

Single storey attached garage; creation of open porch; external alterations

RESOLVED: To recommend that permission be granted. The proposals are in keeping with the existing building and its surroundings and would not have an adverse effect on neighbouring properties.

Application No 00197 – The Old Barn, Church Lane

Change of use from Class B1(a) Office use to one dwelling

RESOLVED: To recommend that permission be granted. There are no highway issues, no effect on amenities and no effect on the street scene.

Application No 00200 – Lynwood, Gosport Lane

Replacement gates

RESOLVED: To recommend that permission be granted. The proposals are an improvement on the street scene.

Application No 00220 – Fox & Hounds, High Street

Application for consent to display an advertisement(s)

RESOLVED: To recommend refusal for the reasons listed below but to accept the decision reached by the NFNPA's Officers under their delegated powers. However, the Parish Council would like the gates to remain plain due to their historic background as a coaching inn and heritage impact.

Application No 00238 – Fox & Hounds, High Street

Application for listed building consent for alterations, extension or demolition of a listed building - replacement of the existing external signage scheme

RESOLVED: To recommend refusal for the reasons listed below but to accept the decision reached by the NFNPA's Officers under their delegated powers. However, the Parish Council would like the gates to remain plain due to their historic background as a coaching inn and heritage impact.

Application No 00243 – The Oak, Bank

Single storey detached outbuilding (demolition of existing sheds)

RESOLVED: To accept the decision reached by the NFNPA's Officers under their delegated powers. It would seem that the previous concerns have now been addressed.

Any Other Business:

Treework application submitted since the date of the last meeting:

Application No TPO/14/0229 – Birch Villa, 10 Wellands Road

T1 – Birch – thin throughout the crowns by 30%

T2 – Birch – thin throughout the crowns by 30%

Application No TPO/14/0445 – Block A Garages, NE of Notherwood House, Emery Down

Oak – shorten branches overhanging 2-3 garages by 18-20ft

Application No TPO/14/0536 – 9 Haskells Close
Holm Oak – reduce to former reduction points

Application No TPO/14/0531 – Springwood, Emery Down
Silver Birch - fell

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

Chairman _____

Date _____