

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 28 JANUARY 2014 AT 7.15 PM

Present: Mr T M Abbott (Chairman), Mr G Bisson, Mrs A Butcher, Mr J Charlesworth, Mr L Cornell and Mrs H Klaassen

In Attendance: Mrs M Weston, Clerk to the Council, 6 members of the public.

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

Declarations of Interest: As owner of the nearby property, Mrs Klaassen declared an interest in Application No 99085.

McCarthy & Stone proposals at Cedar Mount

Matthew Shellum (the Remarkable Group) gave an update regarding McCarthy & Stone's proposals at Cedar Mount. He showed the Committee a drawing showing an artist's impression of what the building would look like from the front and explained that it was likely that plans would be submitted to NFNPA in February. He stated that the developers were in talks with HCC regarding a footpath between Cedar Mount and Sandy Lane, which McCarthy & Stone would fund. They were also in discussions with the developers at 2/2a Gosport Lane regarding affordable housing. Mr Cornell said a contribution towards public transport facilities might be appropriate as he felt that owners of the apartments would use this form of transport. The Clerk said that the Tennis Club were concerned that floodlights from their tennis courts would shine into the development and there might be complaints. Mr Shellum said that he felt there was sufficient cover from existing planting to prevent this from happening but he would look at the situation and take action if necessary.

Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on the 17 December 2013 be approved and signed as a true and accurate record.

Matters Arising

NFNPA Status

Application No 98907 – Thatched Cottage, Southampton Road
Retention and completion of single storey side and rear extensions;
External alterations

Granted

Application No 98908 – Thatched Cottage, Southampton Road
Internal and external alterations (application for Listed Building Consent)

Granted

Application No 98947 – Forest Bank Cottage, Sandy Lane
Rear dormer window

No decision

Application No 98949 – 39-41 High Street
Change of use of ground floor to A1/A3 (retail, restaurant); rear infill extensions; cycle/bin stores; 2no porches to 1st floor rear, external staircase; lantern light; external alterations

Granted

Application No 98967 – Wymering House, Sandy Lane
2 storey side and rear extensions (including balcony) single storey side extensions to link garage; external staircase; rear ground floor infill

Withdrawn

Application No 98979 – The Oak, Bank
Single storey extension to outbuilding (demolition of existing sheds)

Refused

Application No 98985 – Bench House, Beaulieu Road No decision
Extensions and alterations to existing building; new garage

Application No 98985 – Bench House, Beaulieu Road No decision
2 storey extensions incorporating roof alterations; single storey extension;
creation of bay windows; insertion of dormer to ancillary outbuilding; detached
garage (with 1st floor); external alterations (AMENDED PLANS)

Application No 99002 – Christchurch Cottage, Silver Street, Emery Down Withdrawn
Installation of 16 ground mounted photovoltaic panels (40kw)

Application No 99046 – Tweed Cottage, Goose Green No decision
Extension over existing single storey flat roof

Application No 99051 – 16 Clarence Road No decision
Single storey rear extension

Application No 99059 – Forest View, Westwood Road No decision
Loft conversion

Application No 99064 – 91 The Meadows No decision
Two storey extension (amended design to planning permission 13/98111)

Application No 99081 – Oak Cottage, Beaulieu Road No decision
Single storey rear extension
(brick pier in lieu of timber port support to canopy roof extension)
(previously approved PP 94147)

Planning Applications for the Committee's consideration:

Application No 99085 – Acorns of Lyndhurst, Shrubbs Hill Gardens
Addition of dormer and 2no roof lights to facilitate additional living accommodation; porch

RESOLVED: To recommend that permission is refused. The proposals do not enhance the Conservation Area and detract from the architecture of other properties in the road. The proposals will lead to an increase in traffic on a narrow, unadopted road and will inevitably lead to problems where cars will have to be backed out onto a busy road (Shrubbs Hill Road). We understand that there may be alterations to the plans but cannot comment until amended plans are received.

Application No 99090 – 39 - 41 High Street
Change of use from retail to restaurant, rear infill extension, new rear external access stairs and 1st floor entrance porches, new shop front and signboards

RESOLVED: To accept the decision reached by the NFNPA's officers under their delegated powers. The Parish Council is happy with the front view but concerned about noise and light pollution that will be generated due to the outside seating area at the rear which will be in a residential area and the addition of an extractor fan.

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

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's officers under their delegated powers as it was considered that there was a need to sort out the financial contribution involved in this scheme.

Application No 99101 – Huntsmans Keep, Gosport Lane

First floor additions

RESOLVED: To recommend that permission be granted. The proposed extensions are considered to be appropriate and sympathetic to the existing dwelling and there would be no adverse impact on the Conservation Area. There would be no adverse impact to neighbours.

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

RESOLVED: To accept the decision reached by the NFNPA's officers under their delegated powers.

Application No 99129 – 46 The Meadows
Front and side extension

RESOLVED: To recommend that permission be granted. The proposals are in keeping with the existing property and the street scene and there would be no detrimental impact on the Conservation Area. There would be no loss of amenity to nearby residents or amenities.

Any Other Business:

Tree application submitted since the date of the last meeting:

Application No R14/15/13/1151 – Lane End, Gritnam Road, Bank
Ash – fell

Application No SFLA/13/1152 – Parkhill Lawn, Within Denny Inclosure
Streamline felling licence

Application No TPO/13/1168 – Holly Lodge, Empress Road
Lime x 3 – crown reduction (30%) involving removal of growth back to previous pollarding points and removal of branches close to power lines

Application No 14/0054 – Ineos, Chapel Lane
Holm Oak – prune

Application No TPO/14/0095 – Thorntons, Pikes Hill Avenue
T1 – English Oak – reduction of 2 heavy branches towards road by approx. 3M. Crown lift to 5M over the road and remove major deadwood and stubs. Lift off of the laurel hedge by 1.5M

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

Chairman _____

Date _____