

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 26 JULY 2016 AT 7.15 PM

Present: Mr G Bisson, Dr E Chell, Mr T Dunning, Mr J Lock and Mr S Se-upara.

In Attendance: Mrs M Weston, Clerk to the Council
8 members of the public (part of the meeting).

Apologies for Absence: Apologies for absence were received from Mrs H Klaassen, Revd Dr C Wilkins and Mrs P Wyeth (advisory capacity only). In the absence of Mrs Klaassen Mr Lock took the Chair for the meeting.

Declarations of Interest: None.

Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on the 28 June 2016 are approved and signed as a true and accurate record.

1. Matters Arising

NFNPA Status

[Application No 00256](#) – [Lyndhurst Park Hotel, 78 High Street](#)
Erection of 2.4M high hoardings and gates

No decision

[Application No 00763](#) – [Rufus House Hotel, Southampton Road](#)
Conversion of owner's accommodation to create 2no separate units of accommodation (Use C3); associated works

No decision

[Application No 00805](#) – [Burwood Lodge, 27 Romsey Road](#)
Conversion of Bed and Breakfast (C1) to create 2no dwellings (C3); associated parking and new accesses

No decision

[Application No 00199](#) – [Sheencroft, Emery Down](#)
Summerhouse

Granted

[Application No 00342](#) – [Bromley Cottage, Goose Green](#)
Retention of single storey extension; replacement dormer window; rooflights; reroofing; juliet balcony; cladding; alterations to fenestration; altered access and amended ground surfacing

Granted

[Application No 00374](#) – [35 The Meadows](#)
Single storey extension;

Granted

[Application No 00393](#) – [Tyrrell Lodge, Southampton Road](#)
New dwelling; change of use of two flats to create a single dwelling

Withdrawn

[Application No 00385](#) – [Maple Tree Cottage, Beaulieu Road](#)
Remove existing conservatory and replace with a new conservatory

No decision

[Application No 00408](#) – [Flats 1, 5, 6, 10, 11, 16 Northerwood House](#)
Replacement windows (Application for Listed Building Consent)

No decision

[Application No 00410](#) – [Coxlease School, Clay Hill](#)
Application to vary Condition 8 of PP Ref 10/95478 (subsequently varied by PP Ref 15/00491) to allow a maximum of 110 pupils

No decision

[Application No 00413](#) – [14 Shaggs Meadow](#)
Single storey side and rear extensions

Granted

<u>Application No 00441 – 26 Pemberton Road</u>	Granted
Single storey rear extension; tile cladding to part of first floor rear walls; (demolition of existing lean-to)	
<u>Application No 00470 – 32 – 32B High Street</u>	No decision
<u>Application No 00500 – 12 Cedar Mount</u>	No decision
Two storey side extension; re-roof conservatory (demolition of existing garage)	

2. Planning Applications considered by the Planning Committee:

[Application No 00479 – The Pines, 35 Northerwood Avenue](#)
Detached garage

RESOLVED: To recommend refusal of the above application but to accept the decision reached by the NFNPA's Officers under delegated powers. It is considered that this application is unnecessary as there is an existing garage already in use.

[Application No 00480 – The Pines, 35 Northerwood Avenue](#)

Single storey extension; two storey extension; garage conversion with additional first floor to form habitable accommodation

RESOLVED: To recommend refusal of the above application but to accept the decision reached by the NFNPA's Officers under delegated powers. The application address is outside the village envelope and therefore the 30% ruling applies. The proposals represent more than the allocated amount.

[Application No 00508 – 1st and 2nd floor, 49 – 49A High Street](#)

Determination as to whether Prior Approval is required for Proposed Change of Use of office building (Use class B1 (a) to 6no apartments (Use class C3)

RESOLVED: To recommend refusal of the above application but to accept the decision reached by the NFNPA's Officers under delegated powers. Mr Bisson said that if outright refusal was not granted he would call this application in with NFNPA and it would have to come before their Development Control meeting. It was noted that the proposed flats would be serviced by an unadopted road and more traffic would be created. Concern was expressed regarding the recent planning applications in this area and Mr Lock asked that the subject of Wellands Road/High Street be made an agenda item for the September meeting.

[Application No 00510 – Paddock House, Cedar Mount](#)

External alterations to garage; new detached garage

RESOLVED: To recommend refusal of the above application. The proposals would affect neighbour amenity (No 25) and take light and are not considered appropriate to the area in that they would affect the street scene. There would be impact on trees (TPOs on site and no arboricultural assessment). The proposals could be considered as incidental use to the main dwelling.

[Application No 00520 – 77 High Street](#)

Extension of car showroom premises with 2no first floor flats (demolition of existing 3no retail units)

RESOLVED: To recommend refusal of the above application. The proposals represented a detrimental effect on the street scene due to narrowing effect which would create pollution and a light impact with a wind tunnel resulting. The loss of the existing building was regretted as this would impact on the character and setting.

[Application No 00535 – 21 Pemberton Road](#)

Two storey rear extension, outbuilding, porch (resubmission of approved 16/00053/FULLS)

RESOLVED: To recommend that permission be granted for the above application. The proposals would not have any adverse effect on the street scene or neighbouring properties.

Application No 00541 – land r/o 39-41 High Street

Application for modification or discharge of planning obligation

RESOLVED: To recommend refusal but to accept the decision reached by the NFNPA Officers under their delegated powers. The Committee would prefer to see the original fee of £55,000 paid in respect of this application.

Application No 00544 – Acorn Lodge, r/o 40 Romsey Road

Replacement dwelling; replacement outbuilding and associated works; demolition of existing dwelling and outbuilding (resubmission of 16/00116)

RESOLVED: To recommend permission be granted but to accept the decision reached by the NFNPA Officers under their delegated powers.

Application No 00601 – Tyrrell Lodge, Southampton Road

New dwelling; change of use of two flats to create a single dwelling

RESOLVED: To recommend permission be granted but to accept the decision reached by the NFNPA Officers under their delegated powers. Concern was expressed regarding over development of the site compared to surrounding properties and the affect the proposals would have on the neighbouring properties.

Any Other Business:

Tree Works Applications lodged since the date of the last meeting:

Application No CONS/16/0689 – Bower Holme, Shrubbs Hill Road

Pine – prune; Group of Western Red Cedars – prune; Oak – fell; Beech – prune

Tree Works Applications decided since the date of the last meeting:

Application No R14/15/16/0658 – Huntsmans Keep, Gosport Lane

Exempt works

Application No CONS/16/0586 – 7 Forest Gardens

Raise no objections

Application No R14/15/16/0703 – 28 The Meadows

Sycamore – prune 1 branch

Exempt works

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

Chairman _____

Date _____