

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

Present: Mrs H Klaassen (Chairman), Mr G Bisson, Mr T Dunning, Mr J Lock and Mr S Se-upara

In Attendance: 2 members of the public.

Apologies for Absence: Apologies for absence were received from Mrs H Klaassen, Dr E Chell, the Revd Dr C Wilkins, Mrs P Wyeth (advisory capacity only) and Clerk to the Council Mrs M Weston.

Declarations of Interest: None

Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on the 22 March 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 00294](#) – Pondhead, Near Lyndhurst

Wetland restoration comprising the replacement of 290m of artificial channel with 388m of restored meander; bed level raising for a total length of 874m; replacement of 175m of the western side channel with a shallow channel; bed level raising of the eastern side channel for a total length of 50m; the installation of a piped culvert; the creation of a gravel stock crossing and the relocation of an existing bridge across the restored watercourse (AMENDED PLAN AND INFORMATION)

No decision
(deferred)

[Application No 00704](#) – Land r/o 39-41 High Street

2no new dwellings; outbuildings

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 00050](#) – 32 and 32A High Street and Coopers Yard

Single storey side and rear extension to 32 High Street to create an enlarged retain unit (use Class 1A), associated parking at the rear, refurbishment of Coopers Yard to create two commercial units for occupation for use class A1, A2 or B1(a) purposes; external staircase; replacement shop front (demolition of 32b High Street and garages)

Granted

[Application No 00053](#) – 21 Pemberton Road

Two storey rear extension; single storey outbuilding; associated works

Granted

[Application No 00116](#) – Acorn Lodge, r/o 40 Romsey Road

Demolition of small dwelling; erection of replacement small dwelling with associated works

Refused

[Application No 00126](#) – The Queen's House, High Street

Partial replacement of retaining wall (Application for Listed Building Consent)

Granted

<u>Application No 00128 – 12 Clarence Road</u> Single storey rear extension	Granted
<u>Application No 00112 – Flat A, The Coach House, Northerwood House</u> Application for Listed Building Consent Installation of woodburning stove and flue (re-submission)	Refused
<u>Application No 00159 – Flat A, The Coach House, Northerwood House</u> Installation of woodburning stove and flue (re-submission)	Refused
<u>Application No 00213 – 27 Shaggs Meadow</u> Two storey extension; demolition of conservatory	No decision

2. Planning Applications considered by the Planning Committee:

[Application No 00294 - Pondhead, Near Lyndhurst](#)

Wetland restoration comprising the replacement of 290m of artificial channel with 388m of restored meander; bed level raising for a total length of 874m; replacement of 175m of the western side channel with a shallow channel; bed level raising of the eastern side channel for a total length of 50m; the installation of an open channel linking eastern and western side drains; the creation of a gravel stock crossing and the relocation of an existing bridge across the restored watercourse (ADDITIONAL INFORMATION)

RESOLVED: To recommend that permission be refused. Despite a revised FRA it appears that the points of clarity requested by the committee have not been satisfactorily addressed. At our recent meeting the committee were shown photographs taken after recent rainfall of the severe flooding that appears close to the Lime Wood entrance lodges and bridge. We are still not satisfied that proper topographical surveying in the area has been carried out (request item 4) and there is no doubt that these bridges do contribute to localised flooding.

Despite being specifically requested to, there has been no monitoring of the flow and volume created by the significant and now extremely effective, drainage improvement works on Gosport Lane, which drain a significant part of the village, and the impact that will have on the downstream areas, particularly in times of sudden high volume rainfall (request item 2). With regard to removal of the western field drain (request item 3), there is still inadequate information regarding the plans for this drain and the impact of those plans.

There are concerns that FRA data that has been provided is still wrong and that the hydraulic modelling is also incorrect. If this is the case, and given the photographic evidence that this committee has seen that shows current flooding issues, then it is also the case that the proposals will have a significant negative impact on those neighbouring properties already at risk. The planning committee are still not satisfied that neighbour concerns, regarding flooding to their properties, has been satisfactorily addressed and would therefore strongly recommend refusal of this restoration scheme.

[Application No 00173 – 2 Romsey Road](#)

Change of use from A1 to A3, single storey side extension, internal alterations

RESOLVED: To recommend that permission be granted but to accept the decision reached by NFNPA Officers under delegated powers. There were no neighbour concerns and the Parish Council have no objections to the alterations to be made and the change in use category. Some concern was expressed regarding the visual impact of the siting of the flue and the impact on neighbours in terms of noise and smell.

[Application No 00186 – Beechwood, The Old Coach House, Goose Green](#)

Alterations to fenestration

RESOLVED: To recommend that permission be granted. The proposals enhance the character and setting of the building and are sympathetic to it as a Locally Listed Building. There were no concerns regarding the

increased size of the windows and it was noted that the garage doors to be replaced were not original. The plans were not considered detrimental to the Conservation Area.

[Application No 00191 – Eastlea, 9 Calpe Avenue](#)

Single storey front extension

RESOLVED: To recommend that permission be granted. The proposed extension is in keeping with the existing property and with the requirements of DP1 and DP11. It is proportionate to the existing building and its curtilage.

[Application No 00246 – 1 Malwood Cottages, Broughton Road](#)

Single storey rear infill extension

RESOLVED: To recommend that permission be granted. The proposals would not be detrimental to the existing property, neighbour amenity or the street scene.

[Application No 00283 – Culworth Close, Pikes Hill Avenue](#)

Single storey, two storey and first floor extensions; repositioning of dormer window; alterations to veranda and front entrance porch; chimney; alterations to fenestration; render; block paving

RESOLVED: To recommend that permission be granted but to accept the decision reached by NFNPA Officers under delegated powers. Considerable concessions have been made to the design of the extensions following comments on the previous plans. The new proposals are in keeping with the existing house and its character. It is not felt that the proposals will be exacerbated regarding any possible overlooking of neighbouring property as there is currently an existing window facing that property and there would therefore be little negative impact on neighbouring amenity. Concern is voiced regarding the appropriateness of the block paving proposed for the driveway and whether it is in keeping with the house and its character and whether it will allow water to drain through. It is requested that the design, colour and type (preferably porous) should be agreed beforehand with NFNPA Officers.

[Application No 00284 – r/o 35 High Street](#)

New dwelling; associated landscaping

RESOLVED: To recommend that permission be refused. Although it was noted that the design of the dwelling was an improvement on the last application it was strongly felt that there was not enough space to accommodate housing in that area. The amenity of neighbouring businesses would be greatly affected in terms of access for deliveries and emergencies to their rear entrances and the proposals are against DP1 A, B, D and E. It was also of great concern that allowing a development of this kind would set an undesirable precedent for other applications in the future.

[Application No 00315 – Vernalls Orchard, Gosport Lane](#)

Single storey front extension

RESOLVED: To recommend that permission be granted. The proposals meet the requirements of DP1 and would sit well within the curtilage of the dwelling. There is no loss of neighbouring amenity, nor does it have a detrimental impact on the street scene. It is noted that the plans have been redesigned to comply with officers' concerns.

Any Other Business:

Tree applications submitted since the date of the last meeting:

[Application No CONS/16/0268 – The Thatched Cottage, Beaulieu Road](#)

Willow – fell

[Application No CONS/16/0274 – The Boltons, Gosport Lane](#)

Ash – prune

Application No R14/15/16/0267 – Brooklands, Gosport Lane

R14/15 Notice – Pollard 1 Holm Oak due to major decay/defect within the grounds of Brooklands

Application No TPO/16/0283 – Maythorns, Elcombes Close

Beech – prune

Application No TPO/16/0291 – Rufus Court, Gosport Lane

Ash – prune; Ash – fell; Cedar – prune; Crab Apple – prune; Cypress – fell

RESOLVED: To contact the Tree Officer at NFNPA to voice residents’ concerns regarding the lack of information that had been given on the amount of pruning that was envisaged to take place on the Ash tree, which might lead to loss of growth. It was noted that this was a healthy tree at the present time.

Application No CONS/16/0366 – Swan Green Cottage, Bournemouth Road

Pine – fell; Oak – prune; Birch – fell

Application No CONS/16/0396 – Heywood, Southampton Road

Oak x5 - prune; Silver Birch – prune; Silver Birch - fell

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

Application No CONS/16/0166 – Yew Tree Cottage, Pinkney Lane, Bank

Cedar x 2 – fell; Oak – prune

Raise no objections

Application No CONS/16/0195 – Temple Lodge, 2 Queens Road

Raise no objections

Application No TPO/16/0174 – Four Oaks, Pikes Hill Avenue

Ash – prune

Granted

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

Chairman _____

Date _____