

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD  
AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 24  
OCTOBER 2006 AT 7.15 PM**

**Present:** Mr M Abbott (Chairman)  
Mr G Bisson  
Mr E Gailor  
Mrs A Trend  
Mrs P Wyeth

**In Attendance:** Mrs M Weston, Clerk to the Council  
Mr O Hill (part of the meeting)

**Apology for Absence:** Mr J Charlesworth

**Declarations of Interest:** None

**Minutes of Previous Meeting:**

The Minutes of the Meeting of the Committee held on 26 September 2006, having been circulated, were signed by the Chairman as a correct record.

**Matters Arising:**

The following applications had received a decision or were still pending since the date of the last meeting:

No 90236 – 20 High Street Refused  
Application for consent to display advertisement

No 90265 – 35 High Street No decision  
Internal and external alterations to an existing listed Building

No 90308 – Lyndhurst Community Centre, Main Car Park No decision  
Kitchen and meeting room extension to front and library extension to north end

No 90281 – Hawkslease, Chapel Lane Refused  
Two storey extension to south and west of existing headquarters building with office and meeting room accommodation

No 90395 – Forest Lodge Hotel, Pikes Hill Granted  
Single storey extensions to existing hotel and minor internal alterations

No 90472 – The Crown Hotel, High Street Granted  
Removal of existing oil tanks and outbuilding and the construction of new boiler house

<u>No 90473 – The Crown Hotel, High Street</u> Application for listed building or conservation area consent Removal of existing oil tanks and outbuilding and the construction of new boiler house. Existing internal boiler House no longer adequate, new external boiler house required	Granted
<u>No 90488(Full) – South View Hotel, Gosport Lane</u> Erect 5 flats, 2 cottages, extension/conversion of coach house to dwelling and parking	Withdrawn
<u>No 90489 (CAC) – South View Hotel, Gosport Lane</u> Demolition of existing building (Application for Conservation Area Consent to Demolish)	Withdrawn
<u>No 90512 – Wychwood, Emery Down</u> Two storey rear addition, conservatory and detached garage (demolish existing conservatory and garage)	Granted
<u>No 90514 – 22 Pemberton Road</u> Rear extension to kitchen, side extension to dining and alteration to face brickwork on part existing front elevation with a replacement porch and slightly longer windows. Removal of existing garage. 1.8m high fence on drive.	Granted
<u>No 90547 – Hillside Cottage, Pikes Hill</u> Addition of conservatory	Granted
<u>No 90570 – Park View, Pikes Hill Avenue</u> Construction of new house adjacent to Park View	No decision
<u>No 90574 – Forest Point Hotel, Romsey Road</u>	Granted
<u>No 90577 – Knightwood Lodge Hotel, Southampton Road</u> New dwelling 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 decision
<u>No 90586 – 30 Princes Crescent</u> Two storey rear addition, pitch roofs to two flat roofs and Forming WC to existing porch area	Granted
<u>No 90595 – Linwood Princes Crescent</u> Pair of semi detached dwellings (existing dwelling to be demolished)	No decision
<u>No 90604 – 56 High Street</u> Proposed alterations and extensions to existing premises to Provide 2 residential units, 2 shop units at ground floor and additional office/retail space at first and second floor	No decision

<u>No 90632 – 11A Northerwood Avenue</u> Conservatory position changed, single garage added	Refused
<u>No 90637 – Cedar Crest, Elcombes Close</u> Single storey extension, conservatory, provision of pitched roof to replace existing flat roof over garage/utility	Granted
<u>No 90643 – 7 Park Close, Clay Hill</u> Side extension and pavement crossing	Refused
<u>No 90647 – 20 Princes Crescent</u> Demolition and reconstruction of conservatory and patio	No decision
<u>No 90676 – 7-21 Romsey Road</u> Relief from conditions of previous application	No decision

**Applications for the Committee’s consideration:-**

The following applications were submitted for the Committee’s consideration:

No 90568 – 68A High Street  
Loft conversion with the dormer to rear roof slope, small rear extension first to second floor, small front escape dormer and an internal alteration to form three flats, one on 1<sup>st</sup>, one on 2<sup>nd</sup> and one on 3<sup>rd</sup> floor.

**RESOLVED:-** To recommend refusal as it was considered that the proposals would impact on the character and appearance of the Conservation Area. The Parish Council also felt there was a requirement for an affordable housing contribution.

No 90682 – 32 Princes Crescent  
Rear conservatory

**RESOLVED:** To recommend that permission be granted as the proposals would have no impact on adjoining properties.

No 90719 – Acorn Cottage, Pinkney Lane, Bank  
Replacement outbuilding

**RESOLVED:** To recommend that permission be granted but to accept the decision reached by the NFNPA’s officers under delegated powers. The proposals would have no detrimental impact on the area and are not out of keeping. Concern was expressed regarding the tree.

No 90726 Hilltop House, Pikes Hill Avenue  
Single storey front extension and change of use of snooker room to integral garage

**RESOLVED:-** To recommend that permission be granted as the proposals would enhance the building and its appearance.

No 90737 – 4 The Meadows  
Conservatory

**RESOLVED:-** To recommend that permission be granted as the proposals would have no impact on adjoining property.

No 90760 – 56 High Street

Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services)

**RESOLVED:** To recommend that permission be granted but to accept the decision reached by the NFNPA's officers under delegated powers. No objection was raised to the proposed change to A2 use although the Parish Council would like to see the current façade remain as existing in the important Conservation Area.

No 90775 – Littlecroft, Emery Down

Adaptation of coach house and stable to provide ancillary bedroom accommodation

**RESOLVED:-** To recommend that permission be refused as the proposals could form another dwelling and this is against policy. It would introduce another dwelling into the countryside and impact on a small country lane as well as the impact of parking.

No 90780 – 12 Forest Gardens

Replacement garage

Mr Bisson and Mrs Wyeth both declared non-prejudicial interests in this item.

**RESOLVED:** To recommend refusal but to accept the decision reached by the NFNPA's officers under delegated powers. Concern was expressed regarding the height of the roof, the staircase and windows. This could amount to a separate unit of living accommodation and as the property was already used as a bed and breakfast establishment use of the garage as living accommodation would impact on the surrounding properties. Concern was also expressed regarding the proximity of the tree to the proposals.

No 90811 – 41 Romsey Road

Convert garage to living accommodation, first floor extension

**RESOLVED:** To accept the decision reached by the NFNPA's officers under delegated powers. Concern was expressed that the proposed windows would overlook the property to the rear.

No 90812 – 1 & 2 Church Cottages, Emery Down

2 storey rear extension; conservatory to No 1 Church Cottage

**RESOLVED:** To accept the decision reached by the NFNPA's officers under delegated powers in view of the previous history of this site.

No 90813 – Larkwood, Pikes Hill Avenue

First floor extension

**RESOLVED:-** To recommend that permission be granted as the proposals would enhance the appearance of the property.

No 90814 – South View Hotel, Gosport Lane

Demolition of former guest house. Application for Conservation Area Consent to demolish

**RESOLVED:-** To recommend that permission be refused as no proposals had so far been put forward that would enhance or improve the appearance of this part of the Conservation Area. Previously the building had been run as a very successful small and much needed hotel. The existing building forms part of the street scene.

**Any Other Business:-**

**Treework application made since the date of the last meeting:**

Acorn Cottage, Pinkney Lane, Bank  
Leylandii type – prune top and one limb in front garden by garage

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

Hilltop House, Pikes Hill Avenue  
Fell on Sitka Spruce  
Refused

Westons, Pinkney Lane, Bank  
Pollard three large ash trees; fell three smaller ash trees  
Raise No Objections

**Appeal lodged since the date of the last meeting:**

APP/B9506/E/06/2925651/NWF  
20 High Street  
Illuminated fascia signage and menu box

**RESOLVED:** That the Clerk write to the Planning Inspectorate explaining that the Parish Council were now happy with the sign.

Chairman \_\_\_\_\_

Date \_\_\_\_\_