

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 25 APRIL 2017 AT 7.15 PM

Present: Councillors Dr E Chell (Chairman), S Se-upara (Vice Chairman), T Dunning and P Burrows

In Attendance: Mrs M Weston, Locum Clerk/Responsible Financial Officer.
Mr N Gruber, Tree Officer, NFNPA

- 1. Apologies for Absence:** An apology for absence was received from Councillors G Bisson, M Rollé and the Revd Dr C Wilkins.
- 2. Declarations of Interest:** None
- 3. Minutes of the Previous Meeting:**

RESOLVED: That the minutes of the meeting held on the 28 March 2017 are approved and signed as a true and accurate record.

4. Presentation from Mr N Gruber

Nik Gruber reported that he had joined the meeting to report on the work of the Tree Officers at NFNPA and the process in operation for dealing with applications for work to be undertaken on trees. He explained that TPOs are legal documents that provide amenities which trees give in an area. This can be one tree, a group, an area or as much as a woodland. The service covers both the NFNPA and NFDC. No fees are involved and a pre-application advisory service is also offered. All information goes to Town and Parish Councils. Site notices are given to applicants but, unlike planning applications, these do not have to be displayed, except in the case of large applications. Tree officers do look at nearly all applications and there is a four week consultation period before a decision is issued. TPO and Conservation Area applications are different. A TPO would have to be made to prevent a tree being felled as the Conservation Area alone does not protect it.

There are 82 TPOs in Lyndhurst and four Conservation Areas. In the last year there have been 48 treework applications in Lyndhurst with half of them being in the Conservation Area, compared to 69 applications in 2015. Mr Gruber stated that NFNPA welcomed the comments and local knowledge that could be forthcoming from Town and Parish Council. There are four Tree Officers employed with Hannah Chalmers dealing with most applications in this area. She can be contacted on Monday, Tuesday and Wednesday mornings.

Nik spoke briefly about the Family Tree scheme. This had been held in Ashurst last year and this year would be in Brockenhurst.

5. Matters Arising Status	NFNPA
<u>Application No 00019</u> – land adjacent to 7 Haskells Close, Lyndhurst 1no new dwelling; associated landscaping; hardstanding <i>Parish Council recommended that permission be refused</i>	Granted
<u>Application No 00058</u> – 2 Romsey Road Installation of 2no roof lights; alterations to fenestration <i>Parish Council recommended that permission be refused</i>	Refused

<p><u>Application No 00059</u> – 5 Beechen Lane, Lyndhurst SO43 7DD Single storey front extension <i>Parish Council recommended that permission be refused but to accept the decision reached by NFNPA Officers under delegated powers</i></p>	<p>Granted</p>
<p><u>Application No 00060</u> - 1 Fir Close, Lyndhurst SO43 7EE Single storey front and rear extensions; 2no roof lights <i>Parish Council recommended that permission be refused</i></p>	<p>Granted</p>
<p><u>Application No 00074</u> - The Lodge, Forest Lodge Hotel, Pikes Hill, Lyndhurst Two storey extension to existing office (minor amendment to PP 00568) <i>Parish Council recommended permission be granted</i></p>	<p>Granted</p>
<p><u>Application No 00087</u> - 1 Oak Close, Lyndhurst SO43 1EF Attached garage; alteration to fenestration <i>Parish Council recommended that permission be granted but accept the decision to NFNPA Officers under delegated powers</i></p>	<p>Granted</p>
<p><u>Application No 00142</u> - Forest Glen, Pikes Hill, Lyndhurst SO43 7AY Application to vary Section 106 Agreement attached to PP Ref 09/94481 to waive financial contribution towards affordable housing <i>Parish Council would accept the decision reached by NFNPA Officers Under delegated powers</i></p>	<p>Refused</p>
<p><u>Application No 01065</u> – Land adjacent Ganders, Goose Green, Lyndhurst New dwelling <i>Parish Council recommended that permission be refused</i></p>	<p>Granted</p>
<p><u>Application No 01073</u> – Bracken Cottage, Alum Green, Lyndhurst SO43 7GR Two storey side extension (revised design to planning permission ref 92248) <i>Parish Council recommended that permission be refused but would accept the decision to NFNPA Officers under delegated powers</i></p>	<p>Granted</p>
<p><u>Application No 00023</u> – Holly Hatch, Road through Emery Down towards Stoney Cross Roof alterations to create additional habitable first floor accommodation; dormer with juliette balcony; 2no rear rooflights; demolition of existing conservatory <i>The Parish Council recommended that permission be refused</i></p>	<p>Granted</p>
<p><u>Application No 00106</u> – Clematis Cottage, Silver Street Emery Down Replacement shed <i>The Parish Council recommended that permission be granted</i></p>	<p>No decision</p>
<p><u>Application No 00108</u> – Thatched Cottage, Southampton Road, Lyndhurst Internal repairs to fireplace; replace concrete floor to cupboard with timber floor (Application for Listed Building Consent) (Amended description and additional information) <i>The Parish Council recommended that permission be granted</i></p>	<p>Granted</p>

6. Planning Applications considered by the Planning Committee:

[Application No 00112](#) – Maple Tree Cottage, Beaulieu Road, Lyndhurst
Replacement conservatory

RESOLVED: To recommend that permission be refused but to leave the decision to NFNPA Officers under delegated powers. This was considered to be an important site and whilst it was considered that the provision of a conservatory that met current building standards would be difficult it was felt that the proposals did not enhance the existing building or the wider Conservation Area.

[Application No 00171](#) – land adj Stydd Cottage, Shrubbs Hill Road
Two bay garage and sunroom

RESOLVED: To recommend that permission be granted but to leave the decision to NFNPA Officers under delegated powers. The proposals were considered to be modest but a request would be made to NFNPA that if the planning application was granted it should be made clear that it must not be used as an alternative dwelling (living accommodation).

[Application No 00213](#) – Hare Hatch, Silver Street, Emery Down
Replacement conservatory roof; 1no roof light

RESOLVED: To recommend that permission be granted but to leave the decision to NFNPA Officers under delegated powers. It was recognised that the original conservatory had been granted although the 30% floor space ruling had already been used. However the proposals would not have a detrimental effect on the Conservation Area or on neighbouring properties and would enhance ecological properties for the house.

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

[Application No 00324](#) – Chart House, Sandy Lane, Lyndhurst
Lime – prune

[Application No CONS/17/0331](#) – Rillmead Lodge, Shrubbs Hill Road
Sycamore (x3) prune; Hornbeam – prune; Cherry – prune; Birch (x2) – prune; Eucalyptus - fell

[Application No CONS/17/0333](#) – Springwood, Emery Down
Birch – fell

RESOLVED: That the Planning Committee Chairman contact the Tree Officer to gain more information regarding this application.

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

[Application No CONS/17/0124](#) – The Gate House, Beaulieu Road, Lyndhurst
Prune 1no Silver Maple
NFNPA Decision: Raise no objection

[Application No CONS/17/0129](#) – 19 Queens Road, Lyndhurst
Fell 1no Ash
NFNPA Decision: Raise no objection

Application No 17/0068 – White Cottage, Gritnam Road, Bank

Fell 1 no group of Silver Birch trees and Willows

NFNP Decision: Raise no objection

Application No CONS/17/0069 – 1 Alum Green View Gritnam Road, Bank

Fell 2 no Fruit trees; fell 1 no Willow tree

NFNPA Decision: Raise no objection

Application No CONS/17/0115 – Church of Our Lady and St Edward, Empress Road

Holly tree – prune; Lime - pollard

NFNPA Decision: Raise no objection

Application No CONS/17/0160 – 1 South View, Gosport Lane

Ash (x2) - prune

NFNPA Decision: Raise no objection

Application No CONS/17/0220 - Huntsmans Keep, Gosport Lane, Lyndhurst

Larch (x3) Fell

NFNPA Decision: Raise no objection

Application No CONS/17/0233 – White Cottage, Gritnam Road, Bank

Fell 1 x Group of Conifer trees

NFNPA Decision: Raise no objection

9. Enforcement Parish List

Case No CM/17/0049 – Purlieu, Pikes Hill, Lyndhurst

Compliance monitoring – Breach of Condition 1 (Ecological Mitigation) of PP 16/00581

Case No QU/17/0058 – Empress House, 12 Empress Road Lyndhurst

Unauthorised change of use

Case No QU/17/0063 – 50 High Street, Lyndhurst

Unauthorised development – rear fence

Case No QU/17/0062 – Forest Glen, Pikes Hill, Lyndhurst

Breach of Condition 3 of PP 07/92431 – Occupation of outbuilding

8. Appeals lodged since the date of the last meeting

Appeal No APP/B9506/W/17/3169399 – 77 High Street, Lyndhurst SO43 7PB

Extension of car showroom premises with 2 no first floor flats (demolition of existing 3 no retail units). View information at www.acp.planninginspectorate.gov.uk

10. Date of next meeting

It was noted that the next Planning Committee meeting would take place on 23 May 2017.

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

Chairman _____

Date _____