

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 28 FEBRUARY 2017 AT 7.15 PM

Present: Councillors Dr E Chell (Chairman), Mr Se-upara (Vice Chairman) from 8.00 pm, G Bisson, T Dunning and the Revd Dr C Wilkins

In Attendance: Mrs M Weston, Locum Clerk/Responsible Financial Officer.
6 members of the public

- 1. Apologies for Absence:** An apology for absence was received from Councillor M Rollé.
- 2. Declarations of Interest:** None
- 3. Minutes of the Previous Meeting:**

RESOLVED: That the minutes of the meeting held on the 24 February 2017 are approved and signed as a true and accurate record.

4. Matters Arising

NFNPA Status

Application No 01000 – Lyndhurst Park Hotel, 78 High Street, Lyndhurst
Creation of 74 age restricted residential units integrated with communal, wellness and support facilities; 12no holiday lets; associated car and cycle parking; landscaping; refuse store; substation; alteration of existing vehicular and pedestrian access; demolition of existing hotel and buildings
Parish Council recommended refusal.

Refused

Application No 01035 – Coxlease School, Clay Hill, Lyndhurst, SO43 7DE
Application to vary Condition 10 of Non Material Amendment 00966 to PP 10/95478 to allow a minor material amendment
Parish Council recommended permission be granted

Granted

Application No 00982 – Surigao, Knightwood Close, Lyndhurst SO43 7DR
New dwelling; access alterations; (part demolition of existing single storey extension and garage); 2no detached garages; associated landscaping
(Application for non-material amendment to planning permission 15/00135
Parish Council questioned whether this was a material amendment due to repositioning of boundary wall

Raise
Objections

Following an email from the Clerk Councillor Bisson asked that it be made clear that all decisions on previous planning applications had been recorded and were available in past minutes. The Clerk agreed that this might be the case but stated that this was not the point she was making in her email.

5. Planning Applications considered by the Planning Committee:

Application No 00019 – land adjacent to 7 Haskells Close, Lyndhurst SO43 7EN
1no new dwelling; associated landscaping; hardstanding

RESOLVED: To recommend that permission be refused. Considerable concern was expressed regarding the access issue in this narrow lane and Haskells Close in general where there is often overflow parking from Chapel Lane. There is a definite parking issue and the proposals would lead to congestion. There is no provision for a cycle shed. The proposals represent urbanisation and are cramped in design. Attention was drawn to the flooding problems caused by overflow from a field on the opposite side of the A35 and onto A35 adjacent to the site of the proposed house.

[Application No 00029 – 1 Allum Green View, Gritnam Road, Bank SO43 7FD](#)

Single storey rear extension; alterations to fenestration; removal of existing chimney

RESOLVED: To recommend that permission be granted. It is noted that the building is a small dwelling and that the proposals do not exceed the permitted floor space. The proposals will not have an adverse impact on neighbour amenity or the street scene. There would be no impact on the character and appearance of the Conservation Area.

[Application No 00058 – 2 Romsey Road](#)

Installation of 2no roof lights; alterations to fenestration

RESOLVED: To recommend that permission be refused. The proposals were considered to be obtrusive and out of keeping with the building and street scene.

[Application No 00059 – 5 Beechen Lane, Lyndhurst SO43 7DD](#)

Single storey front extension

RESOLVED: To recommend that permission be refused but to accept the decision reached by the NFNPA's officers under their delegated powers. Although the Committee do not dispute the need for the facilities there were concerns regarding the design and its effect on the street scene. The proposals are in front of the building line and alter the street scene. It was questioned whether there might be a better design solution.

[Application No 00060 - 1 Fir Close, Lyndhurst SO43 7EE](#)

Single storey front and rear extensions; 2no roof lights

RESOLVED: To recommend refusal of the application. Concern was expressed regarding the impact the proposals would have on neighbour amenity. It was also noted that the Planning Officer had drawn attention to the Landford Village Design Statement and this would be flagged up in the Parish Council's response as it would not apply to this application.

[Application No 00074 - The Lodge, Forest Lodge Hotel, Pikes Hill, Lyndhurst SO43 7AS](#)

Two storey extension to existing office (minor amendment to PP 00568)

RESOLVED: To recommend that permission be granted. It was noted that there would be no impact on trees or neighbour amenity and, although slightly larger, this was considered a minor amendment.

[Application No 00087 - 1 Oak Close, Lyndhurst SO43 1EF](#)

Attached garage; alteration to fenestration

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's Planning Officer under delegated powers. Some concern was expressed regarding the visual impact of this unusual design

[Application No 00108 - Thatched Cottage, Southampton Road, Lyndhurst SO43 7BU](#)

Internal repairs to fireplace (Application for Listed Building Consent)

RESOLVED: To recommend that permission be granted. It was noted that there are already enforcement notices relating to this property. It was noted that there were no objections from the Conservation Officer and that the proposals only related to internal work to the property and were of a necessary nature.

[Application No 00142 - 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

RESOLVED: To accept the decision reached by the NFNPA's Officers under delegated powers. The policy changes that have taken place since permission was first granted have been noted.

[Application No 01065 – Land adjacent Ganders, Goose Green, Lyndhurst SO43 7DH](#)
New dwelling

RESOLVED: To recommend that permission be refused. It was considered that there was limited access availability due to lack of parking/turning space and the difficulty of access onto the busy road. There was no provision for a cycle shed. It was not considered that the proposals would conserve or enhance the character of the Conservation Area.

[Application No 01073 – Bracken Cottage, Alum Green, Lyndhurst SO43 7GR](#)
Two storey side extension (revised design to planning permission ref 92248)

RESOLVED: To recommend that permission be refused. The proposals will take the development of this property over the 30% allowance and are therefore not considered acceptable.

[Application No 00023 – 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

RESOLVED: To recommend refusal of the proposals. The design was considered to be out of keeping and out of proportion with the existing dwelling and therefore incongruous in design.

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

[Application No CONS/17/0115 – Church of Our Lady and St Edward, Empress Road](#)
1no Holly tree – prune; 1no Lime tree - pollard

[Application No 17/0068 – White Cottage, Gritnam Road, Bank](#)
Fell 1no group of Silver Birch trees and Willow trees

Councillor Bisson reported that the trees in question were saplings.

[Application No CONS/17/0069 – 1 Alum Green View Gritnam Road, Bank](#)
Fell 2no Fruit trees; fell 1no Willow tree

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

[Application No CONS/17/0011 – Church of Our Lady and St Edward, Empress Road](#)

[Application No TPO/17/0025 – Rowans, 9 Haskells Close, Lyndhurst SO43 7EN](#)
1no Holm Oak – prune
Granted

8. Tree Preservation Order

TPO/0015/17 – land of Fir Close, Lyndhurst

9. Enforcement Parish List

[CM/17/0004 – Thatched Cottage, Southampton Road, Lyndhurst SO43 7BU](#)
Compliance Monitoring – Breach of Condition 6 of Listed Building Consent 16/00638 (Chimney)

[CM/17/0019 – Cedar Mount, 11 Oak Close, Lyndhurst SO43 7EF](#)
Compliance Monitoring – Breach of Condition 3 of PP 16/00876 (facing and roofing materials)

QU/17/0024 – 2 Romsey Road, Lyndhurst SO43 7AA

Development not in accordance with approved plans – PP 16/00173

10. Date of next meeting

It was noted that the next Planning Committee meeting would take place on 28 March 2017.

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

Chairman _____

Date _____