

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 23 JANUARY 2018 AT 7.15 PM

Present: Councillors S Se-Upara (Chairman), G Bisson, P Burrows, T Dunning and C Willsher.

In Attendance: Mrs M Weston, Clerk/Responsible Financial Officer.
Ten members of the public (part of the meeting)

1. Public Participation

A resident of Knightwood Close drew the Parish Council's attention to the fact that trees had been removed from the garden of Surigao, Knightwood Close and asked if anything could have been done to stop this taking place. It was noted that the trees had previously had a TPO removed and were not situated in a Conservation Area. Therefore there would appear to be little action that could be taken.

2. Apologies for Absence

Apologies for absence were received from the LPC Chairman and Vice Chairman.

3. Declarations of Interest

The Chairman reminded Councillors of their responsibility to declare an interest in any matter on the Agenda where they might be considered to have a prejudicial interest. Councillor Willsher declared a non prejudicial interest in Application No 01057 – Magnolias, Elcombes Close as he lived in a nearby road.

4. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on the 19 December 2017 are approved and signed as a true and accurate record.

5. Matters Arising

NFNPA Status

[Application No 00850 – Flat A1, 44-46 High Street](#)

No decision

Application for Certificate of Lawful Development for existing use of flat as residential

The Parish Council recommended that permission be granted.

[Application No 01031 – Culworth Close, Pikes Hill Avenue](#)

No decision

Detached garage/log store (demolition of existing garage

The Parish Council recommended that permission be granted but

would leave the decision to NFNPA Officers under delegated powers

[Application No 01051 – Forest View Cottage, Southampton Road](#)

No decision

Two storey side extension; carport; front porch; alterations to fenestration; garden room

The Parish Council recommended that permission be granted but

would leave the decision to NFNPA Officers under delegated powers

6. Planning Applications considered by the Planning Committee:

[Application No 01057 – Magnolias, Elcombes Close](#)

Replacement dwellings (demolish existing)

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA Officers under delegated powers. It was noted that there were strong neighbour objections to the proposals. Concern was expressed at the increased density but as the existing bungalow is spread across the plot this was not considered to be a problem.

[Application No 01076 – Crane Cottage, Silver Street](#)

Extension

RESOLVED: To recommend that permission be granted. The proposals are in keeping with the existing property and would have no detrimental effect on the area. There would be no adverse effect on neighbouring properties.

[Application No 01086 – Westhaven, 2 Clarence Road](#)

Single storey extension; alteration to existing dormer window; addition of 2no dormer windows and roof lights to facilitate second floor accommodation

RESOLVED: To recommend that permission be granted. The plot size is adequate to accommodate the proposals and there would be no adverse effect on neighbouring properties or the street scene.

[Application No 01094 – Swan Green Cricket Ground](#)

Demolish existing Swan Green cricket pavilion, removal of concrete base and reinstatement of land

RESOLVED: To recommend that permission be granted. Whilst the loss of the former cricket club facilities is regretted the building is now no longer viable and should be returned to the open forest.

[Application No 01097 – Coachmans Cottage, Goose Green](#)

Porch; greenhouse

RESOLVED: To recommend that permission be granted. The proposals are modest in design and would have no adverse effect on the character of the existing property or the street scene.

[Application No 01105 – Pondhead Farm, Beaulieu Road](#)

Agricultural building; 96no rooflights

RESOLVED: To recommend that permission be refused but to accept the decision reached by the NFNPA Officers under delegated powers. Concern was particularly expressed regarding the loss of amenity to the local community and it was noted that no mention was made of this fact on the officer's briefing note. Development of this nature is not permitted within 400 metres of the curtilage of a protected building. In fact several residential buildings are within these limits and one is approximately 80 metres of the proposed development.

[Application No 01106 – Pondhead Farm, Beaulieu Road](#)

Agricultural building

RESOLVED: To recommend that permission be refused but to accept the decision reached by the NFNPA Officers under delegated powers. Concern was particularly expressed regarding the loss of amenity to the local community and it was noted that no mention was made of this fact on the officer's briefing note. Development of this nature is not permitted within 400 metres of the curtilage of a protected building. In fact several residential buildings are within these limits and one is approximately 80 metres of the proposed development.

Application No 00015 – Pondhead, Nr Lyndhurst, New Forest

Application to vary Condition 2 of planning permission 15/00294 to allow minor material amendment to retain the western link channel as built

RESOLVED: To recommend that permission be refused. The link was not built in accordance with the location or detail of the applicant's own flood risk assessment and it is not considered that it has been properly tested as built at the present time. Weather conditions anticipated have not come to fruition and the link has not been properly tested as there has not been any significant flooding. Any significant flooding taking place to the western flow would have a significant impact on properties upstream.

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

None.

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

Application No CONS/17/1125 – Lilac Cottage, Pinkney Lane

Raise no objections

Application No CONS/17/1109 – Farthings, Beaulieu Road

Raise no objections

Application No TPO/17/1049 – Birch Villa, 10 Wellands Road

Silver birch – prune

Split decision

8. Tree Preservation Order made since the date of the last meeting:

Tree Preservation Order No TPO/0053/17 – Land at Lyndhurst Park Hotel

9. Enforcement Notifications received since the date of the last meeting:

Case No QU/17/0251 – Nail N.V., 8 High Street

Unauthorised change of use – change of use from retail to sui generis

Retrospective application invited

9. Date of next meeting

It was noted that the next Planning Committee meeting would take place on 27 February 2018 at 7.15 pm in Lyndhurst Community Centre.

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

Chairman _____

Date _____