

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 23 APRIL 2019 AT 7.15 PM

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

In Attendance: Mrs M Weston, Clerk/Responsible Financial Officer.

1. Public Participation other than with regard to planning applications on the Agenda

None.

2. Apologies for Absence

Apologies for absence were received from the LPC Chairman and Vice Chairman (ex officio members of the Committee) and Councillor Reeve.

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 Dr Burrows declared an interest in Application No 00212 – Boulton Cottages, Emery Down – repairs to boundary wall and railings (Application for Listed Building Consent) as he is a Trustee regarding this building.

The Chairman declared an interest in Application No 00224 – 76 High Street - Continued use of ground floor as shop (Use Class A1) and first floor as residential (Use Class C3) as he owned the adjacent property.

4. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on the 26 March 2019 are approved and signed as a true and accurate record.

5. Matters Arising

NFNPA Status

[Application No 00063 – Woodpeckers, Sandy Lane](#)
New dwelling; garage; access alterations

Granted

[Application No 00079 – Allum Green Farm, Allum Green, Lyndhurst](#)
[Replacement conservatory](#)

Refused

[Application No 00029 – Tyrol House and Magnolias, Elcombes Close](#)
Creation of 28no age restricted apartments; 1no guest apartment, communal facilities, mobility scooter store; refuse store; associated car parking and landscaping; new vehicular and pedestrian accesses

No decision

[Application No 00105 – Colbury, 1 Queens Parade](#)
One and two storey extensions

Refused

[Application No 00113 – Burwood, Chapel Lane](#)
Replacement attached garage with single storey rear extension

Granted

[Application No 00122 – Yew Tree Manor, Beaulieu Road](#)
Retention of pond

Granted

<u>Application No 00092 – 46 High Street</u> Alterations to shop front	Granted
<u>Application No 00167 – 7 Clarence Road</u> Two storey rear extension; single storey extensions	No decision
<u>Application No 00170 – Communications Site at St Michael’s Church</u> Installation of an external meter cabinet, located within brickwork housing alongside the existing bin store; re profiling of ground level	No decision
<u>Application No 00229 – The Chase, Southampton Road</u> Single storey rear extension; covered terrace	No decision
<u>Application No 00233 – Rowan Cottage, 6 Shaggs Meadow</u> 2no new dwellings; 2no new outbuildings; access alterations; demolition of existing dwelling and outbuilding	No decision

6. Planning Applications considered by the Planning Committee:

[Application No 00211 – 8 Forest Gardens](#)
Single storey side extension; alterations to doors and windows

RESOLVED: To recommend that permission be granted. It was considered that the proposals would be in keeping with the existing property and area and would not have a detrimental effect on the Conservation Area or street scene.

[Application No 00212 – Boulton Cottages, Emery Down](#)
Repairs to boundary wall and railings (Application for Listed Building Consent)

RESOLVED: To recommend that permission be granted but to leave the decision to the NFNPA Officer under delegated powers. It was recognised that there was a necessity for the boundary wall and railings to be replaced.

[Application No 00224 – 76 High Street](#)
Continued use of ground floor as shop (Use Class A1) and first floor as residential (Use Class C3)

RESOLVED: To recommend that permission be granted but to leave the decision to the NFNPA Officer under delegated powers. The proposals will return a retail unit to its former use. There will be no change of character. It is however queried as to whether there may be a need for a condition for payment in mitigation due to the proximity to the SPA.

[Application No 00228 – 60A High Street](#)
Subdivision of dwelling to create 2no dwellings

RESOLVED: To recommend that permission be granted but to leave the decision to the NFNPA Officer under delegated powers. The proposals will increase the small housing stock. It is however queried as to whether there may be a need for a condition for payment in mitigation due to the proximity to the SPA.

[Application No 00270 – New House, The Orchards, Shrubbs Hill Road](#)
Two storey side extension; demolition of porch

RESOLVED: To recommend that permission be granted but to leave the decision to the NFNPA Officer under delegated powers. The Committee were in agreement with a neighbour's opinion that obscure glazing should be used to the bathroom window to minimise overlooking.

Application No 00275 – land to r/o 35 High Street

New dwelling; 3no parking spaces, associated parking

RESOLVED: To recommend that permission be refused but to leave the decision to the NFNPA Officer under delegated powers. The Parish Council had previously recommended refusal of the earlier application 16/00284 and saw no reason to change their views particularly in view of the emerging policy of the Local Plan which afforded greater protection to heritage areas, including conservation areas.

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

Application No CONS/19/0298 – Land at Littlecroft, Emery Down

Beech – prune

Application No CONS/19/0287 – Farthings, Beaulieu Road

Cypress – fell; Alder – fell; Sycamore – fell; Yew – fell

Application No CONS/19/0305 – 12 Princes Crescent

Sycamore - fell

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

Application No TPO/19/0265 -5 Fir Close

Scots Pine – Fell (Exempt works due to safety concerns with defect and location)

Application No R14/15/19/0280 – Littlecroft Cottage, Emery Down

Exempt works

9. Enforcement Notices entered since the date of the last meeting:

Case No QU/19/0028 – 76 High Street

Unauthorised change of use of building

Case No QU/19/0027 – 33 High Street

Unauthorised change of use of building

Case No QU/19/0026 – 13 High Street

Unauthorised change of use of building

10. Directional Signage for Former Post Office

It was noted that at the April LPC meeting District and Parish Councillor Pat Wyeth had reported on progress she had made with regard to the directional signs in the High Street that were now out of date due to the fact that the Post Office had moved. The finger post sign would be moved but there was an unofficial sign above “Goose Green” shop.

RESOLVED: That LPC arrange for this to be removed.

11. Date of next meeting

It was noted that the next Planning Committee meeting would take place on Tuesday 28 May 2019 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 _____