

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD REMOTELY BY EMAIL TO REPLACE A PLANNING COMMITTEE MEETING DUE TO BE HELD ON TUESDAY 28 APRIL 2020

Invited to submit a response: Councillors G Reeve (Chairman), G Bisson, T Dunning, B Preddy, C Read, S Se-Upara, B Stratford and Chairman of the Council C Willsher (in an ex officio capacity).

Submitting Recommendations to NFNPA and compiling minutes: Mrs M Weston, Clerk to the Council

1. Public Participation other than regarding planning applications on the Agenda

None.

2. Apologies for Absence

None.

3. Declarations of Interest

None.

4. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held remotely by email on the 24 March 2020 are held over until the next meeting of the Planning Committee

5. Matters Arising

NFNPA Status

[Case No 19/00446 \(Amended Plans\) – Holmsley Rail Bridge, A35/C10](#)
[Holmsley, Hampshire](#)

Granted

Replacement and realignment of bridge and association works; demolition of existing bridge (amended plans)

[Application 00804 – Ormonde House Hotel, Southampton Road](#)
[Retention of shed](#)

No decision

[Application No 00087 – The Chase, Southampton Road](#)

Granted

Single storey extension; alteration of fenestration; removal of conservatory

[Application No 00043 – Holly Lodge, Emery Down](#)

Granted

Outbuilding; conservatory; porch; 2no roof lights, replacement gate, terrace extension (demolition of carport, outbuilding and conservatory)

[Application No 00113 – Communications Site at St Michael's Church, High Street](#)

Granted

[Application No 00186/NMA - Bracken Cottage, Allum Green](#)

Raise

Two-storey side extension (revised design to PP 07/92248) (Application For a Non-material amendment to PP 16/01073)

objections

6. Planning Applications considered by the Planning Committee:

[Application No 00134 – 57 The Meadows](#)

One and two storey extensions; outbuilding (demolition of existing single storey element)

RESOLVED: To recommend refusal but to accept the decision of the NFNPA Officers under delegated powers. The Committee are happy with the side extension and new garage construction but feel that the rear extension is too large and overpowering and not in keeping with the design of properties on The Meadows estate. Although we accept that timber cladding is considered an acceptable finish within the National Park we do not consider it, or the black rendering, to be appropriate in this situation as it is not in keeping with adjacent properties or the rest of The Meadows estate.

[Application No 00181 – Woodpeckers, Sandy Lane](#)

To replace the old leaking flat felted roof with a pitched tiled roof which will match the existing property

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA Officers under delegated powers. The Committee consider that the proposed pitched roof is more in keeping with the main house than the existing flat roof and it will enhance the overall appearance of the property. There would be no effect on the amenities of the immediate neighbours and the property is barely visible from the road.

[Application No 00185 – Coley Mead, Gosport Lane](#)

One and two storey extensions; 2nd dormer windows; porch; alterations to existing dormer windows and fenestration; demolition of existing garage and chimneys

RESOLVED: To recommend that permission be granted but to accept the decision of the NFNPA Officers under delegated powers. The Committee consider that the proposed extended dwelling will sit well with the adjacent three properties, all of which have been subject to considerable extension and modernisation and it will enhance the overall eclectic street scene. The Committee have noted the objections raised by the neighbour at Spellow Dale but do not agree with the matters raised, noting also that a similar extension over the original garage has been added to their own property in the past. The proposal should take account of the Tree Officer's recommendations in respect of the effect of the proposed patio on the adjacent cherry tree.

[Application No 00214 – 69 The Meadows](#)

Single storey extension; porch; flue

RESOLVED: To recommend that permission be granted. The proposed extension and wrap around porch are in keeping with the design of properties in the vicinity and will not have a detrimental effect on the street scene. The proposed flue is situated to the side of the building and will not impact either the front elevation or the neighbour amenity.

[Application No 00218 – The Lodge, Pikes Hill](#)

Two storey extension to existing office

RESOLVED: To recommend that permission be granted. This is a renewal of a previously approved application in which no material changes have been made. The proposals should be subject to compliance with the Tree Officer's recommendations. The previously imposed condition relating to the use of obscure glazing to prevent overlooking should be re-imposed as part of any approval if granted.

Application No 00240 – Woodpeckers, Sandy Lane

Construction of new single storey garage in the place of the garage previously approved under application reference 19/00063

RESOLVED: To recommend refusal of the application. This is the third application to increase the size of the garage since the original application, to which the Parish Council objected, and appears to constitute piecemeal changes to the originally approved plans. The Committee are of the opinion that the proposed enlarged garage would appear considerably larger in relation to the main property and would no longer appear subservient to the house, contrary to DP37. It was also felt that the increased size of the garage would constitute additional visual intrusion to the surrounding properties, contrary to DP2. The conditions imposed upon each of the previous approvals by NFNPA to “preserve the physical characteristics of the plot” under Policy DP2 should be upheld.

Application No 00252 – Lyndhurst Park Hotel, 78 High Street

Application to vary condition 2 of PP 18/0686 to allow retention of temporary 2.6m high hoarding boards and gates until 18 October 2021

RESOLVED: To recommend that permission be granted. The Committee accept that the Covid-19 situation has resulted in unexpected delays and that the hoardings are necessary to maintain the security of the site until works can continue. The Parish Council would seek assurances from the developers that the condition of the historic part of the old hotel will be monitored and that necessary structural measures will be implemented to prevent any further deterioration that might jeopardise that part in particular.

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

Application No TPO/20/0160 – Hawkslease, Chapel Lane
Oak x2 (prune)

Application No TPO/20/0165 – Drenewydd, Sandy Lane
6no Douglas Fir trees – fell

Application No TPO/20/0186 – Tyrrell Lodge, Southampton Road
Western Red Cedar - prune

8. Tree applications decided since the date of the last meeting:

Application No CONS/20/0135 – Little Elcombes, Elcombes, 1 High Street
Raise no objections

Application No CONS/20/0149 – Camp Hill House, Emery Down
Raise no objections

Application No CONS/20/0150 – The Well House, Emery Down
Raise no objections

9. Update on Lyndhurst Park Hotel

Nothing further to report at the present time.

10. Date of next meeting

26 May 2020.

Chairman _____

Date _____