

# LYNDHURST PARISH COUNCIL

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## PLANNING COMMITTEE MEETING TUESDAY 25 AUGUST 2020

I hereby give you notice that the meeting of the Planning Committee due to be held at Lyndhurst Community Centre on Tuesday 25 August 2020 will not now be held at that venue due to the fact that this venue is closed and we are not holding open meetings during the present COVID 19 pandemic situation.

Planning Committee members are requested to put forward their recommendations to the Planning Committee Chairman, Graham Reeve by 5.00 pm on Sunday 23 August 2020. These recommendations will then be collated into a response and passed to the Clerk for forward transmission to the relevant Planning Officers at the New Forest National Park Authority.

**Margaret Weston**  
Clerk to Lyndhurst Parish Council

## PLANNING MATTERS TO BE CONSIDERED

- 1. Public Participation other than matters on the Agenda.** *Any items brought to the Committee's attention that are not on the Agenda and which have been brought to the attention of the Clerk or Planning Committee Chairman.*
- 2. Apologies for non-attendance**
- 3. Declarations of interest**
- 4. Minutes of the meeting of the Planning Committee held on Tuesday 28 July 2020.**
- 5. Matters Arising**

	<b>NFNPA Status</b>
<a href="#"><u>Application 00804</u></a> – Ormonde House Hotel, Southampton Road Retention of shed	No decision
<a href="#"><u>Application No 00474</u></a> – 57 The Meadows Outbuilding	No decision
<a href="#"><u>Application No 00477</u></a> – Westhaven, 2 Clarence Road Orangery; demolition of conservatory	No decision
<a href="#"><u>Application No 00479</u></a> – 9 Forest Gardens Replace clay roof tiles with slate roof tiles	Withdrawn

<a href="#"><u>Application No 00481 – 51 Wellands Road</u></a> Dormer and 3no rooflights to facilitate habitable floorspace	No decision
<a href="#"><u>Application No 00485 – Derwent, Calpe Avenue</u></a> Render; replacement railing with glazed panels	No decision
<a href="#"><u>Application No 00496 – Springwood, Emery Down</u></a> Single storey extension; alterations to fenestration; landscaping	No decision
<a href="#"><u>Application No 00532 – 11 Oak Close</u></a> Outbuilding	No decision

## **6. Planning Applications for the Committee’s Consideration**

[Application No 00094 – Former Youth Centre, NFDC Car Park, High Street](#)  
Change of use to car park, installation of 4no electric vehicle charging points; demolition of existing building

[Application No 00525 – Thatched Cottage, Southampton Road](#)  
Replacement 1.8m and 1.5m high boundary fencing

[Application No 00535 – Rosewood Cottage, Shrubbs Hill Road](#)  
Replacement doors and windows (Application for Listed Building Consent)

[Application No 00549 – High Firs, Goose Green](#)  
Single storey rear extension; render; 1no additional window, replacement windows; alteration to driveway; demolition of conservatory and 1no chimney

## **7. Tree Works Applications entered since the date of the last meeting:**

[Application No CONS/20/0372 – Clarendon Villa, Gosport Lane](#)  
Leyland Cypress – prune; Sycamore – fell; Group of Ash – prune

[Application No TPO/20/0378 – Mossgrove, Knightwood Close](#)  
Turkey Oak – prune

[Application No TPO/20/0394 – Padsmore House, Empress Road](#)  
Lime – pollard; lime (x2) – prune

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

[Application No TPO/20/0290 – Mapledean, Pikes Hill Avenue](#)  
Oak – prune  
Granted

[Application No TPO/20/0331 – Magnolia House, Pikes Hill Avenue](#)  
Lime (8no) – repollard  
Granted

[Application No CONS/20/0322 – Rufus House Hotel, Southampton Road](#)  
Mixed species – prune, overhanging rear of property  
Raise no objections

Application No CONS/20/0330 – Hillside Cottage, Emery Down

Horse chestnut – prune; Oak – prune; Willow – prune

Raise no objections

Application No CONS/20/0342- Chart House, Sandy Lane

Mixed species trees – fell and prune

Raise no objections

Application No CONS/20/0343 – Queens Cottage, Bournemouth Road

Conifer – fell

Raise no objections

**9. TPOs issued since the date of the last meeting:**

TPO No 0001/20 – track to land rear of Rufus House

T1 Western Red Cedar – eastern end of track to the rear of Rufus House adjacent to Queens Road

**9. Date of next meeting**

22 September 2020

**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 JULY 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 23 June 2020 are held over until the next meeting of the Planning Committee

**5. Matters Arising**

**NFNPA Status**

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

No decision

[Application No 00201](#) – Penn Cottage, Bournemouth Road  
Replacement chimney (Application for Listed Building Consent)

Granted

[Application No 00248](#) – Penn Cottage, Bournemouth Road  
Replacement chimney

Granted

[Application No 00324](#) – The Shilling, Sandy Lane  
Single storey extension to link house and garage; conversion of part of garage to provide indoor swimming pool

Granted

[Application No 00264](#) – Wymering House, Sandy Lane  
Single storey rear extension  
Granted

[Application No 00266](#) – Bracken Cottage, Allum Green  
Bay window; dormer; alterations to fenestration  
Granted

## 6. Planning Applications considered by the Planning Committee:

### [Application No 00474 – 57 The Meadows](#)

Outbuilding

**RESOLVED:** It was unanimously agreed to recommend that permission be granted. The Committee were generally aware of the garage being part of the development, and its location on the site, at the time of the original application and took this into consideration at that time. They are of the opinion that there would be no detriment to the overall image of the property or to the street scene resulting from the provision of the proposed garage.

### [Application No 00477 – Westhaven, 2 Clarence Road](#)

Orangery; demolition of conservatory

**RESOLVED:** It was unanimously agreed to recommend that permission be granted. The Committee are of the opinion that there would be no detriment to the street scene as a result of the provision of the orangery and that the development would enhance the character of the existing property. It is also considered by the Committee to be a more energy efficient addition than the existing conservatory, with associated benefits for the environment.

### [Application No 00479 – 9 Forest Gardens](#)

Replace clay roof tiles with slate roof tiles

**RESOLVED:** To recommend refusal of the above application. Councillors are of the opinion that there would be detriment to the overall image of the property and to its impact on the street scene within the Lyndhurst Conservation area, as a result of the use of slate when all other properties in the street are roofed with clay tiles. The parish council seek to maintain the character and appearance of this local heritage asset and the conservation area in which it is located.

It is considered that the proposals are contrary to the guidelines detailed in the NFNPA document 'Planning Controls in Conservation Areas', which suggests that an Article 4(2) Direction to remove permitted development rights may be appropriate when altering a dwelling house roof. Similarly the proposals appear contrary to the guidelines contained within the NFNPA 'Conservation Area Management Plan', which recommends the 'continued use of materials that have been traditionally used locally, or materials that match or are compatible with those materials'.

### [Application No 00481 – 51 Wellands Road](#)

Dormer and 3no rooflights to facilitate habitable floorspace

**RESOLVED:** To recommend that permission be granted. Councillors are of the opinion that there would be no detriment to the street scene as a result of the alterations and no loss of amenity to neighbouring properties. The proposals are similar in design and scale to several other identical properties that are already in existence.

### [Application No 00485 – Derwent, Calpe Avenue](#)

Render; replacement railing with glazed panels

The Committee are of the opinion that there would be no detriment to the street scene as a result of the alterations and no loss of amenity to neighbouring properties. They are of the opinion that the alterations

would enhance the overall appearance of the property and would sit well in this street of individually designed properties, which includes properties of a similar finish.

[Application No 00496 – Springwood, Emery Down](#)

Single storey extension; alterations to fenestration; landscaping

The parish council are of the opinion that there would be no detriment to the street scene and no loss of amenity to neighbouring properties as a result of the alterations.

They are of the opinion that the alterations would enhance to overall appearance of the property and that the proposed softening of the landscape to the front, re-introducing an area of lawn, would make the property sit more comfortably in the rural area in which it is located.

[Application No 00532 – 11 Oak Close](#)

**RESOLVED:** To recommend that permission be granted. The Committee are of the opinion that there would be no detriment to the street scene and no loss of amenity to neighbouring properties as a result of installing the proposed outbuilding. The proposed outbuilding sits in the position of an existing timber shed, though slightly larger than the original it is not considered to offer any significant change to the existing views from the road.

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

[Application No TPO/20/0290 – Mapledean, Pikes Hill Avenue](#)

Oak – prune

[Application No TPO/20/0331 – Magnolia House, Pikes Hill Avenue](#)

Lime (8no) – repollard

[Application No CONS/20/0322 – Rufus House Hotel, Southampton Road](#)

Mixed species – prune, overhanging rear of property

[Application No CONS/20/0330 – Hillside Cottage, Emery Down](#)

Horse chestnut – prune; Oak – prune; Willow – prune

[Application No CONS/20/0342- Chart House, Sandy Lane](#)

Mixed species trees – fell and prune

[Application No CONS/20/0343 – Queens Cottage, Bournemouth Road](#)

Conifer – fell

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

[Application No TPO/20/0232 – Little Boston, Beaulieu Road](#)

Yew – prune

Granted

[Application No CONS/20/0239 – The Well House, Emery Down](#)

Sycamore – fell

Raise no objections

[Application No TPO/20/0256 – The White Rabbit, Romsey Road](#)

London Plane – prune; Liquidambar – prune; Weeping Willow – fell

Application No CONS/20/0263 – Tyrrell Lodge, Southampton Road

Sycamore – fell; Holly – fell

Raise no objections

**9. TPOs issued since the date of the last meeting:**

TPO No 0001/20 – track to land rear of Rufus House

T1 Western Red Cedar – eastern end of track to the rear of Rufus House adjacent to Queens Road

**10. Date of next meeting**

25 August 2020

In the absence of any other business the Planning Committee Chairman closed the meeting.

Chairman \_\_\_\_\_

Date \_\_\_\_\_