

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY ZOOM ON TUESDAY 24 NOVEMBER 2020
AT 7.15 PM

Present: Councillors G Reeve (Chairman), G Bisson, T Dunning, B Preddy, C Read and Chairman of the Council C Willsher (in an ex officio capacity).

In Attendance: Mrs M Weston, Clerk to the Council

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

None.

2. Apologies for Absence

An apology for absence due to ill health was received from the Vice Chairman S Se-Upara. An apology for absence was not received from Councillor Stratford.

3. Declarations of Interest

None.

4. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on 27 October are approved as a true and accurate record.

5. Matters Arising

NFPA Status

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

No decision

[Application No 00596](#) – Forest Gate, Westwood Road
Single storey extension

Granted

[Application No 00641](#) – 95 The Meadows
Two storey side extension incorporating garage; demolition of existing attached garage

Granted

[Application No 00616](#) – 58 Wellands Road
Single storey side and rear extensions; decking; pergola (demolition of existing Conservatory)

Granted

[Application No 00682](#) – Brambles, Chapel Lane
Single storey extension to outbuilding

No decision

[Application No 00710](#) - 8 Haskells Close
First floor extension; single storey extension; external staircase; low level chimney; entrance canopy

No decision

[Application No 00721](#) – Lyndhurst Park Hotel, 78 High Street
Application for screening opinion under Town and Country Planning (Environmental Impact Assessment) Regulation 20 redevelopment of hotel to mixed use scheme of 79 dwellings and 3 commercial (Use Class E) units

No decision

6. Planning Applications considered by the Planning Committee

[Application No 00778 - Magnolias, Elcombes Close](#)

Single storey extension; attached car port and garden store; alterations to doors and windows; front porch; terrace; driveway alterations

RESOLVED: To recommend that permission be granted provided the conditions in the Tree Officer's report were adhered to. It was noted that the application complies with Policies SP17, DP2 and DP36 in that there would be no detrimental effect to the street scene or neighbouring properties. It was noted that the roof tiles would be changed to clay tiles. The need for two entrances was questioned although this was considered appropriate in view of the roadside parking issues.

[Application No 00780 – Land r/o 25-27 High Street](#)

Retention of replacement outbuilding

Councillor Dunning declared an interest in this application and took no part in the discussion or the recommendation making process.

RESOLVED: To recommend that permission be refused but to leave the decision to the NFNP Officers under delegated powers. The building was felt, at 3M to be high for an ancillary building and consequently not an incidental use to the dwelling. It was not considered to be proportionate to the area or the dwelling and therefore does not comply with DP37.

[Application No 00783 – Matley Cottage, Beaulieu Road](#)

Erection of replacement dwelling; landscaping; replacement sewage treatment plant; demolition of existing building; removal of artificial features

RESOLVED: To recommend that permission be granted. The application complies with DP35 in that, although originally built as a small dwelling, the roof space has been used as habitable floor space and a conservatory has been added since the original permission was granted. It is considered important to encourage sustainability and innovation and the proposals are considered sympathetic to the plot and surrounding forest.

[Application No 00785 – Weavers Cottage, Emery Down](#)

Replacement storage building (demolition of existing)

It was considered that the Green Notice had not be displayed in an appropriate and visible position although the applicant had indicated that this was the position instructed by the Planning Officer.

RESOLVED: To recommend that permission be refused. There had been seven objections to the application on the date of the meeting. It was considered that the application did not comply with DP2 (general development principles), SP7 in that it was too large for the location, SP17 (affecting local distinctiveness), DP18 as the design and size were considered inappropriate, DP51 as the land was insufficient and the gradient too steep for recreational horse keeping and DP52 whereby a smaller, open sided field shelter would be more appropriate. In order to keep agricultural animals consideration would need to be given to a smaller shed/shelter and provision of water/disposal of effluent.

It was noted that several concrete pads had been added in recent years and the Parish Council would like to see these removed and plans submitted for a smaller shed, of similar size to the existing outbuilding.

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

Application No CONS/20/0645 – Beechen House, Goose Green

Lime – pollard; Holm Oak – prune; Beech – prune; Sycamore – fell

Application No TPO/20/0644 – The Oak Inn, Pinkney Lane, Bank

Yew - fell

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

Application No CONS/20/0560 – Yew Tree Cottage, Pinkney Lane, Bank

Eucalyptus – prune

Raise no objections

Application No CONS/20/0551 – 22 Princes Crescent

Leyland Cypress = fell; Leyland Cypress – prune

Raise no objections

Application No CONS/20/0548 – The Old Lodge, Chapel Lane

Beech – prune

Raise no objections

9. Date of next meeting

15 December 2020.

The Planning Committee Chairman indicated that it was likely that the new application for the former Lyndhurst Park Hotel was likely to have been registered by this date.

RESOLVED: That an Extraordinary Parish Council meeting be held to which all Councillors would be invited to attend and participate. The monthly Planning Committee meeting would also be held on the same evening.

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

Chairman _____

Date _____