

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY ZOOM ON TUESDAY 15 DECEMBER 2020
AT 7.15 PM

Present: Councillors G Reeve (Chairman), G Bisson, T Dunning, B Preddy, C Read, Se-Upara, Stratford 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

None – All present.

3. Declarations of Interest

Councillor Read declared an interest in Agenda Item 6, Application No 00846 and took not part in the discussion or making a decision.

4. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on 24 November are approved as a true and accurate record with additional information regarding Application No 00785 that it be noted that the Green Notice had in fact been displayed at the entrance to the paddock area and, although not visible from the road – only the open Forest at the rear of the property – could be considered to be correct.

5. Matters Arising

NFPA Status

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

No decision

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

Granted

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

Granted

[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

[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

No decision

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

No decision

[Application No 00783 – Matley Cottage, Beaulieu Road](#) No decision
Erection of replacement dwelling; landscaping; replacement sewage treatment plant;
demolition of existing building; removal of artificial features

[Application No 00785 – Weavers Cottage, Emery Down](#) No decision
Replacement storage building (demolition of existing)

6. Planning Applications considered by the Planning Committee

[Application No 00795 – 12 Haskells Close](#)
Single storey rear extension

RESOLVED: To recommend that permission be granted (unanimous). The existing property is not a small dwelling and lies within the village envelope. There would be no adverse effect on the street scene or neighbouring properties and the proposals are in keeping with the existing property.

[Application No 00840 – Budgens Supermarket, 43-47 High Street](#)
Alterations to shop front

RESOLVED: To recommend that permission be granted (7:1). General agreement that this would enhance the front of the building street scene in the High Street in the Conservation Area where there were also historic buildings. It was considered that there would not be an impact on the amenities of neighbouring properties.

[Application No 00841 – Budgens Supermarket, 43-47 High Street](#)
Installation of ATM bollards and associated structures within existing shopfront

RESOLVED: To recommend that permission be granted (7:1). It was noted that the application lay in a Conservation Area. The need for a further ATM (albeit externally) was questioned although it was mainly considered to be appropriate. The removal of the trolley park was commended.

[Application No 00842 – Budgens Supermarket, 43 – 47 High Street](#)
Alteration to rear of unit

RESOLVED: To recommend that permission be granted (5:3). Concern was expressed at the loss of the rear entrance although it was noted that it had previously led to shoplifting. It was felt that the car parking area should remain with at least one disabled parking bay although the pedestrian route to the shop entrance would now be much longer.

[Application No 00843 – Budgens Supermarket, 43 – 47 High Street](#)
Installation of plant, enclosure, air conditioning units and barrier to rear of existing unit.

RESOLVED: To recommend that permission be granted (4:4 with Chairman using his casting vote in favour). It was felt that the air conditioning should be fenced and there was some concern regarding the barrier.

[Application No 00845 – Bracken Cottage, Allum Green](#)
Replacement conservatory

RESOLVED: To recommend that permission be granted (unanimous). The proposals replace an existing conservatory and will enhance the existing property and have no detrimental effect on the area.

Application No 00846 – 11 Cedar Mount

Erection of 1no additional dwelling; associated hardstanding and landscaping; removal of conservatory from existing dwelling

RESOLVED: To recommend that permission be granted (5:2, one abstention). The Committee recommended that permitted development rights be removed from both properties (if granted) and that existing trees remain protected. The proposals do not lie within a Conservation Area and will not have a major impact of existing properties or the street scene but will provide another small property.

Application No 00865 – 25 Northerwood Avenue

Ancillary outbuilding

RESOLVED: To recommend that permission be refused (unanimous). The proposals lie outside the village envelope and are non compliant as they are not subservient with the existing house. They are not considered incidental to the main house and are non compliant as they provide habitable accommodation

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

Application No CONS/20/0687 – 26 Queens Road

Ornamental apple crab tree – fell

Application No CONS/20/0691 – Springwood, Emery Down

Ash – fell; Laburnum – fell; Rowan – fell

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

Application No TPO/20/0604 – 8 Cedar Mount

Pine – fell

Permission granted

Application No TPO/20/0605 – 9 Cedar Mount

Pine – fell

Permission granted

9. Date of next meeting

26 January 2021.

It was noted that the Planning Application relating to the former Lyndhurst Park Hotel had been registered but was not yet available for consideration by the Committee at today's date.

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

Chairman _____

Date _____