

**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 recommend that permission be granted and 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 recommend that permission be granted and 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

Outbuilding

**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 \_\_\_\_\_