

LYNDHURST PARISH COUNCIL

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PLANNING COMMITTEE MEETING TUESDAY 23 FEBRUARY 2021

I hereby give you notice that the meeting of the Planning Committee will be hosted via Zoom (meeting <https://us02web.zoom.us/j/9801938884>) on Tuesday 23 February 2021 at **7.30 pm**.

All members of the Committee are hereby summoned to attend for the purpose of considering and resolving upon the business to be transacted at the meeting as set out hereunder.

Margaret Weston
Clerk to Lyndhurst Parish Council

PLEASE NOTE THAT PLANNING APPLICATION NO 20/00718 – LYNDHURST PARK HOTEL, 78 HIGH STREET, LYNDHURST SO43 7NL – PART DEMOLITION OF EXISTING HOTEL AND CONVERSION OF RETAINED ELEMENT TO C3 RESIDENTIAL AND ERECTION OF A MIXED-USE DEVELOPMENT COMPRISING A TOTAL OF 79 DWELLINGS AND THREE COMMERCIAL UNITS (CLASS E) WITH ASSOCIATED LANDSCAPING; ACCESS AND PARKING WILL NOT BE DISCUSSED AT THIS MEETING BUT, DUE TO THE IMPORTANCE AND SIZE OF THE APPLICATION, WILL COME TO AN EXTRAORDINARY PARISH COUNCIL MEETING ON TUESDAY 2 MARCH 2021. THE MEETING WILL BE HELD BY ZOOM AND FURTHER INFORMATION WILL BE GIVEN ON A SEPARATE AGENDA.

AGENDA

- 1. Public Participation other than matters on the Agenda.** *A period of 10 minutes will be allowed. Members of the public intending to address the meeting are encouraged to register with the Clerk before the meeting. Priority will be given to those who have given notice in advance. Members of the public in attendance are entitled to remain for the meeting should they so wish, unless any item is declared confidential or exempt business. Members of the public may only participate in any of the business being considered by invitation of the Chairman.*
- 2. Apologies for non-attendance**
- 3. Declarations of interest**
- 4. Minutes of the meeting of the Planning Committee held on Tuesday 26 January 2021**
- 5. Matters Arising**

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

NFNPA Status

Awaiting decision

<u>Application No 00783 – Matley Cottage, Beaulieu Road</u>	Granted
Erection of replacement dwelling; landscaping; replacement sewage treatment plant; demolition of existing building; removal of artificial features	
<u>Application No 00841 – Budgens Supermarket, 43-47 High Street</u>	Granted
Installation of ATM bollards and associated structures within existing shopfront	
<u>Application No 00845 – Bracken Cottage, Allum Green</u>	Granted
Replacement conservatory	
<u>Application No 00846 – 11 Cedar Mount</u>	Granted
Erection of 1no additional dwelling; associated hardstanding and landscaping; removal of conservatory from existing dwelling	
<u>Application No 00865 – 25 Northerwood Avenue</u>	Awaiting decision
Ancillary outbuilding	
<u>Application No 00907 – Retail Unit, 43-47 High Street</u>	Granted
Application for Advertisement consent Installation of 1no externally illuminated fascia sign; 1no non-illuminated Fascia panel; 1no externally illuminated projecting sign	
<u>Application No 00946 – Montrose, Broughton Road</u>	Granted
Single storey rear extension; alterations to fenestration; demolition of Existing single storey rear extension	
<u>Application No 00956 – Westons, Pinkney Lane</u>	Awaiting decision
2.1m high entrance wall with brick piers; 1.9m deer proof boundary fencing	
<u>Application No 00014 - Weavers Cottage, Emery Down</u>	Withdrawn
Replacement storage building (demolition of existing)	

6. Planning Applications for the Committee’s Consideration

When determining a recommendation Lyndhurst Parish Council consider the following criteria from the New Forest National Park Authority who are the Planning Authority for our area:

- (1) To recommend PERMISSION for the reasons listed but to accept the decision reached by the NFNPA’s Officers under their delegated powers.
- (2) To recommend REFUSAL for the reasons listed but to accept the decision reached by the NFNPA’s Officers under their delegated powers.
- (3) To recommend PERMISSION for the reasons listed.
- (4) To recommend REFUSAL for the reasons listed.
- (5) To accept the decision reached by the NFNPA’s Officers under their delegated powers.

[Application No 00965 – 14 Empress Road](#)
Creation of new entrance door and porch canopy

[Application No 00099 – 7 Clarence Road](#)
One and two storey extensions

[Application No 00918 – Whiteladies, Southampton Road](#)

Two storey side extension; enclosed side porch; infill existing front porch; 1no window; gable roof to replace flat roof; alterations to roof and 1no window; demolition of existing single storey extension

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

Application No CONS/21/0057 – Woodpeckers, Sandy Lane

Horse chestnut – fell; Holly – remove

8. Date of next Meetings

Planning Committee - 23 March 2021

Extraordinary Parish Council meeting – 2 March 2021

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY ZOOM ON TUESDAY 26 JANUARY 2021 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
Eight members of the public (part of the meeting)

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

None.

2. Apologies for Absence

None – All present.

3. Declarations of Interest

None.

4. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on 15 December 2020 are approved as a true and accurate record. It was confirmed that an environmental impact assessment would not be necessary with regard to the proposals for the former Lyndhurst Park Hotel site.

5. Matters Arising

NFNPA Status

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

Awaiting 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

Awaiting 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

Granted

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

Granted

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

Awaiting decision

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

Withdrawn

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

Granted

[Application No 00833/LDCP](#) – Treetops, Emery Down
Application for a Certificate of Lawful Development for proposed retailing wall

PP required

Application No 00840 – Budgens Supermarket, 43-47 High Street Alterations to shop front	Granted
Application No 00841 – Budgens Supermarket, 43-47 High Street Installation of ATM bollards and associated structures within existing shopfront	Awaiting decision
Application No 00842 – Budgens Supermarket, 43 – 47 High Street Alteration to rear of unit	Granted
Application No 00843 – Budgens Supermarket, 43 – 47 High Street Installation of plant, enclosure, air conditioning units and barrier to rear of existing unit	Granted
Application No 00845 – Bracken Cottage, Allum Green Replacement conservatory	Awaiting decision
Application No 00846 – 11 Cedar Mount Erection of 1no additional dwelling; associated hardstanding and landscaping; removal of conservatory from existing dwelling	Awaiting decision
Application No 00865 – 25 Northerwood Avenue Ancillary outbuilding	Awaiting decision

6. Planning Applications considered by the Planning Committee

[Application No 00907](#) – Retail Unit, 43-47 High Street
Application for Advertisement consent
Installation of 1no externally illuminated fascia sign; 1no non-illuminated Fascia panel; 1no externally illuminated projecting sign

RESOLVED: To recommend that permission be granted. It was considered that the proposals will enhance the Conservation Area and the Committee were pleased to see the use of wood on fascia signage which was felt to be more in keeping with the area. Voting on this decision was unanimous.

[Application No 00946](#) – Montrose, Broughton Road
Single storey rear extension; alterations to fenestration; demolition of existing single storey rear extension

RESOLVED: To recommend that permission be granted provided the existing dwelling is not classed as a small dwelling. There have been no objections registered for the proposals, there will be no loss of amenity or detrimental affect on the street scene, the existing building or neighbours. The proposals were considered to be an improvement on the existing. Voting on this decision was unanimous.

[Application No 00956](#) – Westons, Pinkney Lane
2.1m high entrance wall with brick piers; 1.9m deer proof boundary fencing

RESOLVED: To recommend refusal of the above application but to leave the final decision to NFNPA Officers under their delegated powers. It was noted that the NFNPA character appraisal for Bank mentions Westons and the proposals for a brick wall 2.1m high with brick piers are considered to represent urbanisation of this rural hamlet and thus would be out of keeping with the surrounding area. There was no objection to deer fencing. Voting on this decision was unanimous.

[Application No 00014](#) - Weavers Cottage, Emery Down
Replacement storage building (demolition of existing)

It was noted that the previous application had been withdrawn before a decision had been taken by NFNPA. There had been six written objections to the present application.

RESOLVED: That permission be recommended for refusal as all the previous comments still apply. The proposed reduced height is negated by the position of the building on higher land in the paddock. It is difficult to appreciate the need for a building of this size for agricultural use on a small paddock and it had been noted that there was strong local objection. The need for windows and roof lights for storage purposes was also questioned. This recommendation was unanimous.

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

Application No CONS/20/0737 – 12 Princes Crecent
Ash (x2) – prune

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

Application No CONS/20/0725 – New House, The Orchards, Shrubbs Hill Road
Raise no objections

9. Date of next meeting

23 February 2021.

It was noted that the application relating to the former Lyndhurst Park Hotel site was now on the NFNPA website although details had yet to be added. There would be a 13-week consultation period for this application with a decision likely to be taken by the NFNPA Planning Committee. The Parish Council would give their consideration and recommendation via an Extraordinary LPC Meeting which would be held via ZOOM and the date would be notified in due course once information had been uploaded onto the NFNPA website and sufficient time had been allowed to give consideration to the application.

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

Chairman _____

Date _____