

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY ZOOM ON TUESDAY 23 MARCH 2021 AT 7.15 PM

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

In Attendance: Mrs M Weston, Clerk to the Council
4 members of the public (part of the meeting)

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

None.

2. Apologies for Absence

Councillor Se-Upara had sent written apologies for non-attendance due to an important business engagement. The Committee indicated that they accepted this reason for absence.

3. Declarations of Interest

None.

4. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on 23 February 2021 are approved as a true and accurate record.

It was noted that regarding Application No CONS/21/0057 – Woodpeckers, Sandy Lane referring to the removal of a Horse Chestnut tree, the Clerk had written to the Senior Tree Officer to voice the Committee's concerns at the possible removal of this prominent tree but had been informed that the tree was diseased and needed to be taken down.

5. Matters Arising

NFNP Status

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

Awaiting Appeal decision

[Application No 00865](#) – 25 Northerwood Avenue
Ancillary outbuilding

Awaiting decision

[Application No 00956](#) – Westons, Pinkney Lane
1.9m deer proof boundary fencing

Granted

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

Awaiting decision

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

Awaiting decision

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

Awaiting decision

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

6. Planning Applications considered by the Planning Committee

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 00056 – 14 Hilary Close](#)

Single storey rear extension; demolition of conservatory

RESOLVED: To recommend that permission be refused. Unanimous decision. The proposals lie outside the defined village envelope and amount to more than 30% floor space. All nearby properties will view the extension, thus having a negative effect by virtue of visual intrusion.

[Application No 00066 – 19 Clarence Road](#)

Single storey side and rear extension; access alterations; fence; gates; demolition of existing conservatory

RESOLVED: To recommend that permission be granted for the reasons listed but to accept the decision reached by the NFNPA's Officers under delegated powers. Unanimous decision. The perimeter fencing would have no detrimental effect on Clarence Road but the close boarding fencing at 1.8m is not in keeping with the Conservation Area appraisal. The Parish Council asked that consideration be given to changing the boundary treatments to one more in keeping.

[Application No 00141 – 1 Heather House, Southampton Road](#)

1no detached dwelling; alterations to existing dwelling doors and windows; demolition single storey side extension

RESOLVED: To recommend permission for the reasons listed but to accept the decision reached by the NFNPA's Officers under their delegated powers. Unanimous decision. The application is designed to look like a coach house and is subservient to the main dwelling. It lies within the defined village area and does not have a detrimental effect on the Conservation Area. There are no highway objections and the proposals will result in an improved street scene and compliment the area.

[Application No 00143 – 22 Romsey Road](#)

Installation of dropped kerb

RESOLVED: To recommend that permission be granted. Unanimous decision. There are other dropped kerbs along this stretch of road.

[Application No 00158 – Camphill Cottage, Emery Down](#)

Single storey infill extension; external door

RESOLVED: To recommend that permission be granted. Unanimous decision. The proposals comply with regulations in the Conservation Area and there is no detrimental effect on the street scene or neighbour amenity.

[Application No 00159 – Boulton Cottages, Emery Down](#)

Replacement footpath and hardstanding seating area

RESOLVED: To recommend that permission be granted. Unanimous decision. The proposals comply with regulations and there are no objections. There would be no detrimental effect on the street scene or neighbouring properties. It was noted that this was a Listed Building but it had not been deemed necessary to have a Listed Building Application on this occasion.

[Application No 00186 – Garden House, Emery Down](#)

Application for Certification of Lawful Development for existing roof alterations to facilitate 3no dormer replacement windows and doors and installation of electric sliding entrance

RESOLVED: To recommend that permission be granted. Unanimous decision. There would be no detrimental effect on the existing building or the street scene.

[Application No 00187 – Vernalls Orchard, Gosport Lane](#)

Single storey side extension (demolition of existing)

RESOLVED: To recommend that permission be granted. Unanimous decision. There would be no detrimental effect on the street scene or neighbouring properties.

[Application No 00208 – 7 Oak Close](#)

Creation of new vehicular access

RESOLVED: To recommend refusal of the application. Unanimous decision. It was noted that it was not proposed to close the existing access and HCC Highways had raised objections to having two accesses. It was considered that the proposals would be detrimental to the character of this part of Chapel Lane. It was considered that a new entrance in this position could erode the existing character of the locality and would be contrary to SP17 and SP7. There were also concerns regarding safety issues for a new access onto an A road.

[Application No 00211 – Matley Cottage, Beaulieu Road](#)

Extension to existing outbuilding

RESOLVED: To recommend that permission be granted. Unanimous decision. It was not considered that there would be a detrimental effect on the surrounding area or on any trees. The proposals comply with Policy DP37 as the accommodation would continue to be non-habitable.

[Application No 00231 - Weavers Cottage, Emery Down](#)

Storage building (AMENDED DESCRIPTION)

RESOLVED: To recommend permission for the reasons listed but to accept the decision reached by the NFNPA's Officers under their delegated powers. Unanimous decision. It was recommended that it be noted that the building should only be used for agricultural and maintenance purposes, ie storage and maintenance

of the land. The height of the shed was felt to be an issue and it was felt that the new proposals should not be any higher than predecessors. It was also recommended that a stipulation be made that the existing foundation slabs be removed, all materials be stored on site and any damage should be made good at the end of the project with the paddock made good to its original condition.

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

Application No CONS/21/0124 – Stag Hotel, 69 High Street
Leylandii (x2) – fell

Application No TPO/21/0133 – Stydd Cottage, Shrubbs Hill Road
Douglas Fir - fell

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

Application No CONS/21/0041 – Linden, 39 Northerwood Avenue
Raise no objections

Application No CONS/21/0057 – Woodpeckers, Sandy Lane
Horse chestnut – fell; Holly – remove
Raise no objections

8. Date of next Meeting

27 April 2021

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

Chairman _____

Date _____