

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY ZOOM ON TUESDAY 27 APRIL 2021 AT 7.15 PM

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

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

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

None.

2. Apologies for Absence

There were no apologies for absence.

3. Declarations of Interest

Councillor Se-Upara declared an interest in an application (No 00255) he had submitted to NFNPA and did not take any part in the discussion or vote on this application.

Councillor Bisson declared a personal only interest in Application No 00255 as the applicant was a fellow Councillor. He stayed in the room and voted.

4. Minutes of the Previous Meeting:

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

5. Matters Arising

NFNPA 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 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

Granted

[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

Granted

[Application No 00056 – 14 Hilary Close](#)
Single storey rear extension; demolition of conservatory

Refused

<u>Application No 00066 – 19 Clarence Road</u>	Awaiting decision
Single storey side and rear extension; access alterations; fence; gates; demolition of existing conservatory	
<u>Application No 00141 – 1 Heather House, Southampton Road</u>	Granted
1no detached dwelling; alterations to existing dwelling doors and windows; demolition single storey side extension	
<u>Application No 00143 – 22 Romsey Road</u>	Granted
Installation of dropped kerb	
<u>Application No 00158 – Camphill Cottage, Emery Down</u>	Granted
Single storey infill extension; external door	
<u>Application No 00159 – Boulton Cottages, Emery Down</u>	Granted
Replacement footpath and hardstanding seating area	
<u>Application No 00186 – Garden House, Emery Down</u>	Awaiting decision
Application for Certification of Lawful Development for existing roof alterations to facilitate 3no dormer replacement windows and doors and installation of electric sliding entrance gates	
<u>Application No 00187 – Vernalls Orchard, Gosport Lane</u>	Granted
Single storey side extension (demolition of existing)	
<u>Application No 00208 – 7 Oak Close</u>	Withdrawn
Creation of new vehicular access	
<u>Application No 00211 – Matley Cottage, Beaulieu Road</u>	Awaiting decision
Extension to existing outbuilding	
<u>Application No 00231 - Weavers Cottage, Emery Down</u>	Awaiting decision
Storage building (AMENDED DESCRIPTION)	
<u>Application No 00240/NMA – Woodpeckers, Sandy Lane</u>	Raise no objection
Construction of single storey garage (revised design to 19/00063) (Application for non material amendment to PP 20/00240)	
<u>Application No 00265/NMA – Coley Mead, Gosport Lane</u>	Raise no objection
One and two storey extensions; 2no dormer windows; porch; alterations to existing dormer windows and fenestration; demolition of existing garage and chimneys (Application for Non-Material Amendment to Application No 20/00185)	

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 00202](#) – The Old Cottage, Pinkney Lane, Bank
Outbuilding

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's Officers under their delegated powers (voting 5:2). The proposals were considered to be acceptable providing the Conservation Officer is satisfied that there will be no detrimental effect on the Listed Building.

[Application No 00233](#) – The Old Barn, Church Lane
Change of use of office to dwelling; alteration to fenestration

RESOLVED: To recommend that permission be granted. (Unanimous decision). It was not considered that there would be any impact on the street scene, neighbour amenity or the existing property.

[Application No 00239](#) – The Old Barn, Church Lane
Determination as to whether prior approval is required for proposed Change
Of Use of office building (Class B1(a)) to dwelling (Use Class C3)

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's Officers under their delegated powers (voting 4:3). It was felt that there would be no detriment to the street scene but concern was expressed that there might be parking problems as cars were often parked on the pavement outside the premises, which was subject to double yellow lines.

[Application No 00255](#) – 74A High Street
Timber slated fence and decking over existing first floor flat felt roof

Max Holmes (Concept Design) presented on behalf of this application and Councillor Se-Upara took no part in the discussion or voting. Councillor Bisson declared a personal only interest in Application No 00255 as the applicant was a fellow Councillor. He stayed in the room and voted. Both declarations are also referred to in Minute 3.

RESOLVED: To recommend that permission be granted but to accept the decision reached by the NFNPA's Officers under their delegated powers (voting 5:2). The proposals are for a property that is in the Conservation Area and Defined Village area. It was considered that there would not be a detrimental effect on the street scene or neighbouring properties and it was not particularly visible from the High Street. It would enhance the view, provide a private outdoor space and the fencing would provide security. It would not set a precedent as it was felt that there have been similar permissions granted.

[Application No 00263](#) – 3 Northerwood Avenue
Single storey rear extension; vehicular access; driveway; demolition of
Rear projection

RESOLVED: To recommend that permission be refused (unanimous decision). The building was not a small dwelling but the proposals lay outside the defined village policy where the 30% rule applied. The proposals were for an increase in habitable accommodation of more than 40%.

Application No 00303 – Stirling Cottage, Pikes Hill

Conservatory

RESOLVED: To recommend that permission be granted (unanimous decision). There would be no detrimental effect on the street scene, neighbouring properties or the existing property. It was noted that Building Regulations would be required for the removal of a wall. The Clerk was asked to write to NFNPA as a Briefing Note had not been received prior to the meeting.

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

Application No TPO/21/0133 – Stydd Cottage, Shrubbs Hill Road

Douglas fir – fell

Application No CONS/21/0192 – 3 Empress Road

Apple tree – fell

Application No CONS/21/0174 – Forest View Cottage, Southampton Road

Silver birch (x2) – fell

Application No CONS/21/0175 – The Crown Hotel, 9 High Street

Poplar – prune; Thuja – prune

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

Application No CONS/21/0091 – Roseveare, 14 Forest Gardens

Raise no objections

Application No CONS/21/0124 – Stag Hotel, 69 High Street

Leylandii (x2) – fell

Raise no objections

Application No R14/15/21/0183 – Chatsworth, Knightwood Avenue

Oak – removal of 1no dead branch

Exempt works

8. Date of next Meeting

25 May 2021

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

Chairman _____

Date _____