

LYNDHURST PARISH COUNCIL

Adjacent to Lyndhurst Community Centre
Main Car Park, High Street
Lyndhurst, Hampshire
SO43 7NY
Email: clerk@lyndhurst-pc.gov.uk
Website: www.lyndhurst-pc.gov.uk



PLANNING COMMITTEE MEETING TUESDAY 22 JUNE 2021

I hereby give you notice that the meeting of the Planning Committee will be held at Lyndhurst Community Centre on Tuesday 22 June 2021 at 7.15 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

This meeting must be managed within the social distancing and safer workplaces guidance produced by Government which includes the requirement to conduct a risk assessment to determine if it is feasible and safe to hold a physical meeting in this Room. The Council have conducted a Risk Assessment which has determined that attendee numbers will be limited. Any members of the public who wish to attend on this basis please contact the Clerk so that arrangements may be made. Please email the Clerk at the address above no later than 5.00 pm on Monday 21 June 2021.

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 25 May 2021**

5. Matters Arising

NFNPA Status

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

Refused

<u>Application No 00865 – 25 Northerwood Avenue</u> Ancillary outbuilding	Awaiting decision
<u>Application No 00965 – 14 Empress Road</u> Creation of new entrance door and porch canopy	Awaiting decision
<u>Application No 00066 – 19 Clarence Road</u> Single storey side and rear extension; access alterations; fence; gates; demolition of existing conservatory	Granted
<u>Application No 00202 – The Old Cottage, Pinkney Lane, Bank</u> Outbuilding	Granted
<u>Application No 00233 – The Old Barn, Church Lane</u> Change of use of office to dwelling; alteration to fenestration	Raise no objection
<u>Application No 00239 – The Old Barn, Church Lane</u> Determination as to whether prior approval is required for proposed Change Of Use of office building (Class B1(a)) to dwelling (Use Class C3)	Raise no objection
<u>Application No 00255 – 74A High Street</u> Timber slated fence and decking over existing first floor flat felt roof	Granted
<u>Application No 00263 – 3 Northerwood Avenue</u> Single storey rear extension; vehicular access; driveway; demolition of Rear projection	Refused
<u>Application No 00303 – Stirling Cottage, Pikes Hill</u> Conservatory	Granted
<u>Application No 00339 - Shaun Cottage, Emery Down</u> Alterations to outbuilding to facilitate habitable floorspace; alterations to roof and 2no dormers to facilitate first floor; alterations to doors; 6no windows; porch; log store	Awaiting decision
<u>Application No 00417 – Tyrrell Lodge, Southampton Road</u> Access	Awaiting decision
<u>Application No 00436 – 2 Fir Close</u> Single storey extension to attached garage	Awaiting decision
<u>Application No 00437 – 2 Fir Close</u> Two storey side extension	Awaiting decision
<u>Application No 00439 – Oakgate, Pikes Hill Avenue</u> Two storey play house with attached play equipment	Awaiting decision

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 00434 – 1 Southampton Road](#)

Replacement render; repairs inclusive of wholesale pointing; repairs to brick window heads; localised brick replacement; rainwater goods; repairs to sash windows

[Application No 00435 – 1 Southampton Road](#)

Replacement render; repairs inclusive of wholesale pointing; repairs to brick window heads; localised brick replacement; rainwater goods; repairs to sash windows (Application for Listed Building Consent)

[Application No 00516 – Stable Cottage, Coxlease School, Clay Hill](#)

External repairs and re-decoration including rainwater goods and roof (Application for Listed Building Consent)

[Application No 00531 – 57 The Meadows](#)

One and two storey extensions; outbuilding (demolition of existing single storey element)(Application for Non-Material Amendment to PP 20/00134)

[Application No 00532 – Beechings Over, Goose Green](#)

2no two storey extensions; 2no single storey extensions; solar panels; 2m high fence; electric gate; associated landscaping; demolition of attached garage, single storey extension; conservatory; 1no chimney

[Application No 00556 – 44 The Meadows](#)

Timber pergola (car port)

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

[Application No CONS/21/0287 – Laura Cottage, 54 Romsey Road](#)

Spruce – fell

[Application No CONS/21/0295 – 17 Forest Gardens](#)

Western Red Cedar – fell

[Application No CONS/21/0296 – 1 Church Cottages, Emery Down](#)

Bramley Apple tree - fell

8. Tree Works Applications decided since the date of the last meeting:

[Application No CONS/2/20271 – The Queens House, High Street](#)

Raise no objections

Application No TPO/21/0292 – Holt, Pikes Hill Avenue

Spruce – prune

Withdrawn

9. Date of Next Planning Committee Meeting

27 July 2021

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY AT LYNDHURST COMMUNITY CENTRE ON TUESDAY 25 MAY 2021

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
Two members of the public (part of the meeting)

1 Election of Chair

Councillor Reeve indicated that he was prepared to stand as Chair of the Planning Committee for the ensuing year. There were no other nominations.

RESOLVED: That Councillor Reeve be appointed to the position of Chair of the Planning Committee.

2. Election of Vice Chair

Councillor Read had indicated that she would like to be considered as Vice Chair for the ensuing year.

RESOLVED: That Council Read be appointed to the position of Vice Chair of the Planning Committee.

3 Public Participation other than regarding planning applications on the Agenda

None.

4 Apologies for Absence

There were no apologies for absence.

5 Declarations of Interest

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

Councillor Dunning declared a non prejudicial interest in Application Numbers 00436 and 00437 and did not take part in the voting.

6 Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on 27 April 2021 are approved as a true and accurate record.

7 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

<u>Application No 00965 – 14 Empress Road</u> Creation of new entrance door and porch canopy	Awaiting decision
<u>Application No 00066 – 19 Clarence Road</u> Single storey side and rear extension; access alterations; fence; gates; demolition of existing conservatory	Awaiting decision
<u>Application No 00186 – Garden House, Emery Down</u> 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	Lawful
<u>Application No 00231 - Weavers Cottage, Emery Down</u> Storage building (AMENDED DESCRIPTION)	Granted
<u>Application No 00240/NMA – Woodpeckers, Sandy Lane</u> Construction of single storey garage (revised design to 19/00063) (Application for non material amendment to PP 20/00240)	Raise no objection
<u>Application No 00265/NMA – Coley Mead, Gosport Lane</u> 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)	Raise no objection
<u>Application No 00202 – The Old Cottage, Pinkney Lane, Bank</u> Outbuilding	Awaiting decision
<u>Application No 00233 – The Old Barn, Church Lane</u> Change of use of office to dwelling; alteration to fenestration	Awaiting decision
<u>Application No 00239 – The Old Barn, Church Lane</u> Determination as to whether prior approval is required for proposed Change Of Use of office building (Class B1(a)) to dwelling (Use Class C3)	Awaiting decision
<u>Application No 00255 – 74A High Street</u> Timber slated fence and decking over existing first floor flat felt roof	Awaiting decision
<u>Application No 00263 – 3 Northerwood Avenue</u> Single storey rear extension; vehicular access; driveway; demolition of Rear projection	Awaiting decision
<u>Application No 00303 – Stirling Cottage, Pikes Hill</u> Conservatory	Awaiting decision

8 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 00255 – 74A High Street](#)

Metal fence and decking over existing first floor flat felt roof

RESOLVED: To note that the Committee's view that there was no objection to the proposed revised plan had been sent to the NFNPA Officer allocated to this application.

[Application No 00339 - Shaun Cottage, Emery Down](#)

Alterations to outbuilding to facilitate habitable floorspace; alterations to roof and 2no dormers to facilitate first floor; alterations to doors; 6no windows; porch; log store

RESOLVED: To recommend that permission be approved but to accept the decision reached by the NFNPA's Officers under their delegated powers (unanimous). It was noted that the proposals lay outside the defined village and therefore the 30% rule applied. However, this would be permissible as the space is in an outbuilding to be used as a home office. There would be no detriment to local amenities and is already non subservient to the main building.

[Application No 00417 – Tyrrell Lodge, Southampton Road](#)

Access

RESOLVED: To recommend that permission be approved but to accept the decision reached by the NFNPA's Officers under their delegated powers (unanimous). This recommendation would depend on the views of HCC Highways regarding safety. The fencing was considered to be acceptable.

[Application No 00436 – 2 Fir Close](#)

Single storey extension to attached garage

RESOLVED: To recommend that permission be refused (5:1 with one abstention). It was considered that the proposals would have a detrimental effect on the existing property, adjoining properties and the street scene in as much as they would lead to undesirable on street parking due to loss of on site parking space.

[Application No 00437 – 2 Fir Close](#)

Two storey side extension

RESOLVED: To recommend that permission be refused (5:1 with one abstention). It was considered that the proposals would have a detrimental effect on the existing property, adjoining properties and the street scene in as much as they would lead to undesirable on street parking due to loss of on site parking space.

[Application No 00439 – Oakgate, Pikes Hill Avenue](#)

Two storey play house with attached play equipment

RESOLVED: To recommend that permission be granted (Unanimous). There would be no detrimental effect on neighbouring properties, the existing property or the street scene.

9. Planning Enforcement

Case Number QU/20/0157 – land r/o Weavers Cottage, Emery Down

Laying of concrete slab

Letter received from NFNPA Planning Enforcement Officer stating no further action to be taken.

Discussion took place as the Committee believed that Enforcement action should have been taken to ensure the removal of the concrete slab. Attention was also drawn to the change of gate at Bench House, Beaulieu Road where it was considered that planning permission should have been sought.

RESOLVED: To write to Steve Avery and Kate Williams at NFNPA to invite one or both of them to attend a meeting to discuss the subject of enforcement in more detail.

It was noted that the Forage had recently erected new signage and that planning permission did not appear to have been sought.

RESOLVED: To write to Enforcement at NFNPA to report what appears to be a breach in planning regulations.

10. 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

11. 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

12. Date of next Meeting

22 June 2021

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

Chairman _____

Date _____