

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY AT LYNDHURST COMMUNITY CENTRE ON TUESDAY 24 AUGUST 2021**

**Present:** Councillors G Reeve (Chairman), C Read (Vice Chairman), G Bisson, B Stratford, T Dunning and B Preddy.

**In Attendance:** Mrs M Weston, Clerk to the Council

**2. Public Participation other than regarding planning applications on the Agenda**

None

**2. Apologies for Absence**

Apologies for absence were received from the Chairman C Willsher who was attending a family commitment and Vice Chairman S Se-Upara who was on holiday.

**3 Declarations of Interest**

None.

**4 Minutes of the Previous Meeting:**

**RESOLVED:** That the minutes of the meeting held on 27 July are received and noted.

**5 Matters Arising**

**NFNPA Status**

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

Awaiting decision

[Application No 00436](#) – 2 Fir Close  
Single storey extension to attached garage

Awaiting decision

[Application No 00437](#) – 2 Fir Close  
Two storey side extension

Awaiting decision

[Application No 00516](#) – Stable Cottage, Coxlease School, Clay Hill  
External repairs and re-decoration including rainwater goods and roof (Application for Listed Building Consent)

Awaiting decision

[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)

Raise no  
Objection

[Application No 00579](#) – 3 Northerwood Avenue  
Single storey rear extension; vehicular access; driveway; demolition of rear projection

Awaiting decision

[Application No 00612](#) – Paddock House, 24 Cedar Mount  
Single storey extension

Granted

[Application No 00620 – Paddock House, 24 Cedar Mount](#)

Awaiting decision

Extension and conversion of outbuilding to form annexe; outbuilding

[Application No 00650 – 2 Church Cottages, Emery Down](#)

Awaiting decision

Replacement conservatory

## 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 00594 – 23 Wellands Road](#)

Two storey side extension

**RESOLVED:** To note that this application had already been decided by NFNPA and permission had been granted.

[Application No 00717 – Coombe Cottage, Pinkney Lane](#)

Replacement garage (demolition of existing)

**RESOLVED:** To recommend that permission be granted but to leave the decision to the NFNPA Officers under delegated powers. It was noted that the proposed garage does not lie in the defined local village and is in the Conservation Area. The application will comply with Policy DP37 although it is suggested that the proposal would be enhanced by timber doors.

[Application No 00735 – 14 The Meadows](#)

First floor extension over garage and partial conversion of garage to create additional living accommodation

**RESOLVED:** To recommend that permission be granted but to leave the decision to the NFNPA Officers under delegated powers. It was considered that there would be no loss of neighbour amenity or detrimental effect on the street scene.

[Application No 00754 – 60A High Street](#)

Application for a Certificate of Lawful Development for 2no replacement windows to front elevation of first floor flat

It was noted that Councillor Stratford did not take part in voting regarding this application but did take part in the discussion.

**RESOLVED:** To recommend that permission be refused. It is considered that the new windows result in a material alteration to the external appearance of this prominent building in the Conservation Area as they

are bulky in appearance and do not sit well in the street scene. It is also noted that the windows of 60B (2<sup>nd</sup> floor) do not appear to comply either.

The Chairman explained that following the last Planning Committee meeting when the applications listed below had been fully discussed, amended plans had been submitted by the applicants. He did not consider that these plans would make any difference to the opinions already voiced by the Committee and he had therefore asked the Clerk to write to the relevant officers at NFNPA as follows:

**21/00437 2 Fir Close, Cedar Mount. Amendment to on-site parking facilities.**

The amendment to on-site parking facilities at this development is noted, this matter being the basis of the recommendation for refusal from Lyndhurst Parish Council. However, it is also noted that the dimension indicated on the amended location and site plan does not reflect the actual measurement on site which is 4.0m, this is considered insufficient for a standard parking space without protrusion onto the footpath, despite the inclusion of a vehicle graphic on the plan.

On condition that the proposed new hardstanding shown on the plan is built to a sufficient size to accommodate a full standard parking space, in accordance with NFNPA standards, then our objection to this application is removed and we would recommend that permission be approved.

**21/00620 Paddock House 24 Cedar Mount. Amendment to location and site plan.**

The amended location of the proposed outbuilding will have no bearing on the original recommendation for refusal from Lyndhurst Parish Council. The re-sited garage would remain detrimental to neighbour amenity and the street scene and may in fact impact further on the substantial natural screen between the property and number 25 Cedar Mount immediately adjacent. The proposals remain contrary to items a), c) and d) of Policy DP37 and therefore our objection to the proposals remains applicable.

**21/00339 Shaun Cottage, Emery Down. Alterations to outbuilding.**

The recommendation of Lyndhurst Parish Council to the previous application was that permission be approved, but to accept the decision of the NFNPA under their delegated powers. This subsequent application reflects changes made to address the NFNPA concerns which led to refusal of permission. Therefore the decision of Lyndhurst Parish Council remains unchanged, that we recommend permission be approved but accept the decision of the NFNPA under their delegated powers.

**21/00532 Beechings Over, Goose Green. Alterations and associated landscaping.**

The recommendation of Lyndhurst Parish Council to this application was for refusal, based upon the unacceptable boundary treatment to the front of the property and specifically to the use of a 2m high close boarded fence. There was no objection to the alterations proposed to the fabric of the building. The response to our concerns, and that of other parties, is noted and the proposed change to a 1.2m high post and rail fence with hedgerow is welcomed. As a result the decision of Lyndhurst Parish Council is now changed and we recommend that permission be approved for this development, but would accept the decision of the NFNPA under their delegated powers.

Councillor Bisson said that he agreed fully with the views expressed by the Chairman but did not feel that the correct procedure had been adopted in that the Committee should have been informed before views were expressed to the Officers concerned.

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

Application No TPO/21/0407 – Padsmore House, Empress Road  
Lawson Cypress - prune

Application No TPO/21/0409 – The Vicarage, 5 Forest Gardens  
Yew (x3) prune  
Remove Laurel and thin understory by removal of self sown Ash

Application No TPO.21/0394 – 6 Oak Close  
Holly – prune; Yew – prune; Holly (x3) - prune

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

Application No CONS/21/0335 – Various Areas on Dearing Close, Shrubbs Hill  
Raise no objections

Application No TPO/21/0336 – Magnolias, Elcombes Close  
Holm Oak – prune  
Granted

Application No TPO/21/0340 – Garden House, Emery Down  
Cypress – fell; Norway Maple Crimson King – prune; Group of mixed hedging species - prune

Application No CONS/21/0374 – 2 Elcombes, 1 High Street  
Raise no objections

**12. Date of next Meeting**

The next Planning Committee meeting would be held on 28 September 2021 when the Parish Council would be welcoming David Illsley, NFNPA Planning Policy Manager.

It was agreed that the Clerk would contact David Williams at the NFNPA Planning Enforcement Team to ask if he or an officer could attend the LPC Planning Committee Meeting on 23 November 2021.

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

Chairman \_\_\_\_\_

Date \_\_\_\_\_