

**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 Councillor 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) 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

|   |                    |
|---|--------------------|
| <a href="#"><u>Application No 00965 – 14 Empress Road</u></a><br>Creation of new entrance door and porch canopy   | Awaiting decision  |
| <a href="#"><u>Application No 00066 – 19 Clarence Road</u></a><br>Single storey side and rear extension; access alterations; fence; gates; demolition of existing conservatory  | Awaiting decision  |
| <a href="#"><u>Application No 00186 – Garden House, Emery Down</u></a><br>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             |
| <a href="#"><u>Application No 00231 - Weavers Cottage, Emery Down</u></a><br>Storage building (AMENDED DESCRIPTION)   | Granted            |
| <a href="#"><u>Application No 00240/NMA – Woodpeckers, Sandy Lane</u></a><br>Construction of single storey garage (revised design to 19/00063) (Application for non material amendment to PP 20/00240)  | Raise no objection |
| <a href="#"><u>Application No 00265/NMA – Coley Mead, Gosport Lane</u></a><br>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 |
| <a href="#"><u>Application No 00202 – The Old Cottage, Pinkney Lane, Bank</u></a><br>Outbuilding  | Awaiting decision  |
| <a href="#"><u>Application No 00233 – The Old Barn, Church Lane</u></a><br>Change of use of office to dwelling; alteration to fenestration  | Awaiting decision  |
| <a href="#"><u>Application No 00239 – The Old Barn, Church Lane</u></a><br>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  |
| <a href="#"><u>Application No 00255 – 74A High Street</u></a><br>Timber slated fence and decking over existing first floor flat felt roof   | Awaiting decision  |
| <a href="#"><u>Application No 00263 – 3 Northerwood Avenue</u></a><br>Single storey rear extension; vehicular access; driveway; demolition of Rear projection   | Awaiting decision  |
| <a href="#"><u>Application No 00303 – Stirling Cottage, Pikes Hill</u></a><br>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 not 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 \_\_\_\_\_