

LYNDHURST PARISH COUNCIL

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



PLANNING COMMITTEE MEETING TUESDAY 21 DECEMBER 2021

I hereby give you notice that the meeting of the Planning Committee will be held at Lyndhurst Community Centre on Tuesday 21 December 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

Covid Caution

Anyone attending the meeting is advised to take a self-test prior to the meeting. We advise everyone to wear a face mask until seated. Hand sanitiser will be available and social distance maintained where possible in accordance with Lyndhurst Community Centre guidance. If you have any Covid symptoms, feel unwell or a member of your household has tested positive for Covid and is self-isolating please do not attend the meeting. Ten members of the public will be admitted and it will be necessary to notify the Clerk in advance if you wish to attend.

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 23 November 2021**

To confirm the minutes of the Planning Committee Meeting held on 23 November 2021.

5. Matters Arising	NFNPA Status
<p>Application No 00735 – 14 The Meadows First floor extension over garage and partial conversion of garage to create additional living accommodation</p>	Granted
<p>Application No 00754 – 60A High Street Application for a Certificate of Lawful Development for 2no replacement windows to front elevation of first floor flat</p>	Awaiting decision
<p>Application No 00714 – Lime Wood Hotel, Beaulieu Road Pumping station site and discharge area of proposed sewage pumping main relocation (variations to PP 19/00685)</p>	Awaiting decision
<p>Application No 00721 – Fox and Hounds, 22 High Street Freestanding timber frame structure with covered walkway; store</p>	Awaiting decision
<p>Application No 00722 – Fox and Hounds, 22 High Street Freestanding timber structure and covered walkways; store (Application for Listed Building Consent)</p>	Awaiting decision
<p>Application No 00753 – The Shilling, Sandy Lane Application to vary condition 3 of PP 00324 for single storey extension to link house and garage; conversion of part of garage to provide indoor swimming pool to allow minor material amendment</p>	Granted
<p>Application No 00827 – Ridge House, Beaulieu Road Replacement domestic outbuilding (demolition of three outbuildings); replacement agricultural machinery building (demolition of one outbuilding); reinstate and extend track and hardstanding outside domestic curtilage</p>	Granted
<p>Application No 00855 – Burlington House, Beaulieu Road Alterations to former Coach House to create ancillary accommodation and garage space</p>	Awaiting decision
<p>Application No 00794 – Huntsmans Keep, Gosport Lane Detached garage</p>	Granted
<p>Application No 00795 – Woodlands, Pikes Hill Extensions and alterations to 5no existing flats; associated parking and landscaping</p>	Granted
<p>Application No 00817 – Site of Lyndhurst Park Hotel, 78 High Street Application to vary condition 2 of Planning Permission 20/00252 to allow retention of temporary 2.6m high hoarding boards and gates until 22 October 2022</p>	Temporary permission granted
<p>Application No 00837 – Deerleap Cottage, Pikes Hill Avenue Single storey extension, first floor extension including addition of pitched roof, creation of covered entrance; render</p>	Granted
<p>Application No 00925 – Camphill Cottage, Emery Down 2no air source heat pumps</p>	Granted

Application No 00841 - 6 Shrubbs Hill Gardens Replacement fence	Granted
Application No 00935 - The End House, Pikes Hill Avenue Single storey extension	Granted
Application No 00944 - The Queens House, High Street Extensions to existing car park; installation of 12no electric vehicle charging points; 1no outbuilding; repositioning of 2no floodlights; 7no illuminated bollards; associated works (Application for Non-Material Amendment to PP 19/00861)	Raise objections
Application No 00975 - Roe Beech, Beaulieu Road Creation of pond with jetty and associated landscaping	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	Description	Briefing Note Status	Consultation Expiry Date Status
Application No 00810 - 53 High Street	Replacement shopfront	On website	23 December 2021
Application No 00967- Knowsley Cottage, 14 Clay Hill	Attached double car port and shed	On website	29 December 2021
Application No 00997 - Whitemoor House, Southampton Road	Change of use from C1 guest house to C2 residential	Requested	13 January 2022
Application No 01011 - 12 Pemberton Road	Replacement window and roof to bay window	On website	23 December 2021
Application No 01024 - 4 The Custards	One and two storey extension; roof to existing ground floor extension; 3no rooflights; internal alterations to allow habitable attic floorspace	On website	29 December 2021

Application No 01037 <u>Application – The Swan Inn, Emery Down</u>	Installation and display of 2no text signs with cowl lighting; 1no sign written graphic with cowl lighting. 1no sign written graphic sign; 1no illuminated post mounted sign (Application for Listed Building Consent)		Withdrawn
Application No 01038 – <u>The Swan Inn, Swan Green</u>	Installation and display of 2no text signs with cowl lighting; 1no sign written graphic with cowl lighting. 1no sign written graphic sign; 1no illuminated post mounted sign (Application for Advertisement Consent)		Withdrawn
Application No 01052 – <u>Gardeners Cottage, Holmfield</u>	Single storey rear extension; demolition of existing conservatory	On website	6 January 2022

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

Application No CONS/21/0624 – Okefield Lodge, Beaulieu Road
Oak – prune

Application No CONS/21/0625 – Southview, Gosport Lane
Ash – prune

Application No CONS/21/0638 – High Firs, Goose Green
Conifer (x2 groups) – fell; Lawson Cypress - fell

Application No CONS/21/0664 – Hartwood House, Bournemouth Road
Hazel, Cypress, Buddleia, Holm Oak, Sycamore – prune 1x (G1) group of mixed species
Bay – prune 1x (G2) group

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

Application No CONS/21/0583 – 9 Queens Road

Beech – fell; Cypress(x2) – fell; Laurel and Pitisporum group – fell; Mixed Hedge – prune; Pitisporum – fell;
Willow – fell
Raise no objections

Application No CONS/21/0588 – Okeover, 12 Forest Gardens

Lime(x3) – repollard every 2-3 years over an extended 10 year consent
Raise no objections

Application No CONS/21/0596 – Sundew Cottage, Beaulieu Road

Oak(x3) – prune
Raise no objections

9. Date of Next Planning Committee Meeting

Tuesday 25 January 2022

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD BY AT LYNDHURST COMMUNITY CENTRE ON TUESDAY 23 NOVEMBER 2021

Present: Councillors G Reeve (Chairman), C Read, G Bisson, T Dunning, B Preddy and S Se-Upara.

In Attendance: David Williams, NFNPA Planning Enforcement Manager
Mrs M Weston, Clerk to the Council
Two members of the public (part of the meeting)

1. Presentation by David Williams, Planning Enforcement Manager, NFNPA

David Williams, as Planning Enforcement Manager at NFNPA, began by explaining that most of their work involved reacting to complaints, which they looked at, although they may not prove to be planning issues. They receive reports on between 350 and 380 possible breaches each year and the NFNPA go on to challenge between 270 and 300, with 180 live cases at the present time, some of which may go forward as planning applications. The Enforcement Department also monitor such items and agricultural ties and ensure compliance. They look at mitigations contributions and also at camp sites. They have a duty to investigate reports although it is a discretionary power and they follow national policy guides. They investigate possible listed building breaches and infringements and control of advertisements. David Williams explained that he sits on the Encroachment Working Party with representation from other interested parties, such as Forestry England. They monitor minerals and waste sites. They have to prove wider public harm with ensue if enforcement was not applied and most enforcement notices are appealed. In extreme cases they issue stop notices. Lawful development certificates give immunity from enforcement action and there are certificates of lawful development and certificates of proposed development. Notices issued included planning contravention notice for a breach, eg outbuildings and AirB&B, Temporary Stop Notices (28 days) and untidy site notices (Section 215). Injunctions can be issued if quick action is required and planning enforcement orders and powers exist for direction action. Holiday accommodation is a problem, as are field shelters that become permanent and engineering operation such as hard surface track. It should be noted that planning enforcement is not a quick fix and the enforcement team are reliant of the public and parish and town councils to notify them of any changes.

Councillor Reeve asked whether Parish Councils could have input in whether a reported enforcement case should have to go for planning permission and David Williams said he would look into this. Councillor Dunning said there would soon be a major development in the village at the former Lyndhurst Park Hotel and asked if the Parish Council could have some involvement in traffic management during the course of the work.

Discussion also took place on the fact that Planning Enforcement Notices appear on property searches but are not generally in the public domain.

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

None

3. Apologies for Absence

Apologies for absence were received from C Willsher (unwell) and B Stratford (work commitments). All reasons for non-attendance were accepted by the Committee present at the meeting

4. Declarations of Interest

None.

5. Minutes of the Previous Meeting:

RESOLVED: That the minutes of the meeting held on 26 October 2021 are received and noted.

It was noted that since the date of the last meeting further information had been brought to the attention of the Committee regarding the proposed development at Camphill, Emery Down (00925). Previously a recommendation of refusal had been given by LPC but this had been amended to show a recommendation of refusal but to allow an Officer decision under delegated powers.

6. Matters Arising

NFNPA Status

[Application No 00717 – Coombe Cottage, Pinkney Lane](#)
Replacement garage (demolition of existing)

Granted

[Application No 00735 – 14 The Meadows](#)
First floor extension over garage and partial conversion of garage to create additional living accommodation

Awaiting decision

[Application No 00754 – 60A High Street](#)
Application for a Certificate of Lawful Development for 2no replacement windows to front elevation of first floor flat

Awaiting decision

[Application No 00714 – Lime Wood Hotel, Beaulieu Road](#)
Pumping station site and discharge area of proposed sewage pumping main relocation (variations to PP 19/00685)

Awaiting decision

[Application No 00721 – Fox and Hounds, 22 High Street](#)
Freestanding timber frame structure with covered walkway; store

Awaiting decision

[Application No 00722 – Fox and Hounds, 22 High Street](#)
Freestanding timber structure and covered walkways; store (Application for Listed Building Consent)

Awaiting decision

[Application No 00753 – The Shilling, Sandy Lane](#)
Application to vary condition 3 of PP 00324 for single storey extension to link house and garage; conversion of part of garage to provide indoor swimming pool to allow minor material amendment

Awaiting decision

[Application No 00827 – Ridge House, Beaulieu Road](#)
Replacement domestic outbuilding (demolition of three outbuildings); replacement agricultural machinery building (demolition of one outbuilding); reinstate and extend track and hardstanding outside domestic curtilage

Awaiting decision

[Application No 00855 – Burlington House, Beaulieu Road](#)
Alterations to former Coach House to create ancillary accommodation and garage space

Awaiting decision

[Application No 00794 – Huntsmans Keep, Gosport Lane](#)
Detached garage

Awaiting decision

Application No 00795 – Woodlands, Pikes Hill Extensions and alterations to 5no existing flats; associated parking and landscaping	Awaiting decision
Application No 00817 – Site of Lyndhurst Park Hotel, 78 High Street Application to vary condition 2 of Planning Permission 20/00252 to allow retention of temporary 2.6m high hoarding boards and gates until 22 October 2022	Awaiting decision
Application No 00837 – Deerleap Cottage, Pikes Hill Avenue Single storey extension, first floor extension including addition of pitched roof, creation of covered entrance; render	Awaiting decision
Application No 00925 – Camphill Cottage, Emery Down 2no air source heat pumps	Awaiting decision

7. 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	Description	Briefing Note Status	Consultation Expiry Date Status
Application No 00841 6 Shrubbs Hill Gardens	Replacement fence	On website	Expires 24.11.21
RESOLVED: To recommend that permission be granted. The proposals are within the defined village envelope and would not have an impact on the dwelling or neighbour amenities. Unanimous decision.			
Application No 00935 The End House, Pikes Hill Avenue	Single storey extension	On website	Expires 25.11.21
RESOLVED: To recommend that permission be granted. The proposals lie within the defined village envelope, balance well with the existing building and there would be no adverse impact on the street scene. There would be no impact on neighbour amenity. Unanimous decision.			
Application No 00944 The Queens House, High Street	Extensions to existing car park; installation of 12no electric vehicle charging points; 1no outbuilding; repositioning of 2no floodlights; 7no illuminated bollards; associated works (Application for Non-Material Amendment to PP 19/00861	On website	Expires 01.12.21
RESOLVED: To recommend that permission is granted. The change outlined is to the cycle shed and there would be no impact on the street scene or environment. Unanimous decision.			
Application No 00975 Roe Beech, Beaulieu Road	Creation of pond with jetty and associated landscaping	No website	Expires 17.12.21

RESOLVED: To recommend that permission is granted. The application does not lie within the Conservation Area or defined village envelope. The proposals would not be visible from the road and therefore there would be no impact on the street scene. The proposals would be beneficial to wildlife and would assist the wildlife corridor. However it should be noted that the wrong Local Plan had been quoted in that the proposals lie within the NFNPA and not NFDC for planning purposes.

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

Application No CONS/21/0583 – 9 Queens Road

Beech – fell; Cypress(x2) – fell; Laurel and Pitisporum group – fell; Mixed Hedge – prune; Pitisporum – fell; Willow – fell

Application No CONS/21/0588 – Okeover, 12 Forest Gardens

Lime(x3) – repollard every 2-3 years over an extended 10 year consent

Application No CONS/21/0596 – Sundew Cottage, Beaulieu Road

Oak(x3) – prune

Application No R14/15/21/0599 – Field Opposite The Old Vicarage, Emery Down

Walnut - fell

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

Application No CONS/21/0542 – 25 Queens Road

Group of mixed tree species (Holly, Beech, Laurel, Hornbeam, Sweet Chestnut) – prune

Oak (shown as T1 on plan – not protected but shown for information only) – prune

Laurel (shown as T2 on plan is exempt works – included for information only) - prune

10. Date of next Meeting

The next Planning Committee meeting would be held on 21 December 2021.

It was noted that the important planning application for the former Lyndhurst Park Hotel had now been granted with our Planning Committee Chairman, Graham Reeve, attending the NFNPA Planning Committee meeting to make a support in support of the application.

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

Chairman _____

Date _____