

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 27 JUNE 2017 AT 7.15 PM**

**Present:** Councillors Dr E Chell (Chairman), S Se-upara (Vice Chairman), G Bisson and T Dunning.

**In Attendance:** Mrs M Weston, Clerk/Responsible Financial Officer.  
Seven members of the public (part of the meeting)

**1. Apologies for Absence**

Apologies for absence was received from Councillors P Burrows, M Rollé and the Revd Dr C Wilkins.

**2. Declarations of Interest**

None.

**3. Minutes of the Previous Meeting:**

**RESOLVED:** That the minutes of the meeting held on the 24 May 2017 are approved and signed as a true and accurate record.

**4. Matters Arising**

**NFNPA Status**

[Application No 00293](#) – 31 Romsey Road

Partial change of use to bed and breakfast (C4)

*Parish Council recommended permission be granted but would leave final decision to NFNPA Officers*

Granted

[Application No 00303](#) – Northerwood House, Swan Green, Emery Down

Retention of partially rebuilt retaining wall

*Parish Council recommended permission be granted*

Granted

[Application No 00340](#) – Northerwood House, Swan Green, Emery Down

Rooftop conservatory; new internal staircase (Listed Building Consent)

*Parish Council left the decision to NFNPA Officers under delegated powers*

No decision

[Application No 00344](#) – 1 Haskells Close

Single storey extension

*Parish Council recommended permission be granted*

Granted

[Application No 00370](#) – Roewood Cottage, Beaulieu Road

Single storey extension

*Parish Council recommended permission be granted*

No decision

[Application No 00393](#) – Land adj Shrubbs Hill Cottage, Shrubbs Hill Road

Two bay garage

*Parish Council recommended permission be granted but would leave final decision to NFNPA Officers under delegated powers*

No decision

## 5. Planning Applications considered by the Planning Committee:

Planning applications were considered by the Committee and recommendations made as follows:

### [Application No 00325 – Rear of Foxlawn, Pikes Hill Avenue, Lyndhurst](#)

New dwelling; associated parking

**RESOLVED:** To recommend that permission be granted but to leave the decision to NFNPA Officers under delegated powers. It was noted that there had previously been flooding issues at this property and it was hoped that steps would be taken to ensure that this proposal would not exacerbate the problem. Mitigation ecological issues should also be addressed. There was some concern that the Parish Walk route followed the public footpath that would be used in part as vehicular access but noted that there were no parking issues.

### [Application No 00336 – 32 High Street](#)

Installation of 3no externally illuminated fascia signs; 1no internally illuminated projecting sign; 2no non illuminated projecting signs; 1no non illuminated window graphic; 1no non illuminated panel (Application for advertisement consent)

**RESOLVED:** To recommend refusal but to accept the decision reached by the NFNPA Officers under delegated powers. It was considered that the signage was out of keeping in the Conservation Area and more appropriate signage should be used. There were too many signs which were out of keeping with the existing building. It was also noted that the Building Design and Conservation Officer had expressed concern, which the Planning Committee supports, that the original door had been blocked off and the proposed door would be on the right hand side of the building, thus contravening the symmetry of the building's frontage.

### [Application No 00347 – Empress House, 12 Empress Road](#)

Change of use to 8no residential flats (use Class C3)

**RESOLVED:** To recommend that permission be granted but to leave the decision to NFNPA Officers under delegated powers. It was noted that a cycle shed had been provided. Steps should be taken to satisfy the ecologist report. Marked parking should be put in place and, if possible, the garden area should be enhanced.

### [Application No 00407 – Bromley Cottage, Goose Green, Lyndhurst](#)

Construction of porch, erection of garage, erection of outbuilding

**RESOLVED:** To recommend that permission be granted provided the new building is used for the purposes as proposed, not ancillary accommodation nor as a separate dwelling.

### [Application No 00408 – Hill View, Pinkney Lane](#)

Outbuilding

**RESOLVED:** To recommend that permission be granted. Permission has previously been given for similar proposals and there would be no effect on the street scene, the existing property or neighbours.

### [Application No 00409 – 25 Cedar Mount](#)

Conversion and extension to existing garage to form ancillary accommodation

**RESOLVED:** To recommend that permission be granted but to accept the decision reached by the NFNPA's Officers under delegated powers providing the accommodation is used as ancillary accommodation and not a separate unit of accommodation.

[Application No 00474 – Sutherland Cottage, 11A Pemberton Road](#)  
Single storey extension; demolition of lean-to and outbuilding

**RESOLVED:** To recommend that permission be granted. The proposals do not affect the street scene or neighbouring properties and do enhance the existing dwelling.

[Application No 00475 – Stydd Close, Shrubbs Hill Road](#)  
Retention of outbuilding

**RESOLVED:** To recommend that permission be granted but to accept the decision reached by the NFNPA's Officers as the proposal, which is retrospective, is within the garden of a listed building.

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

[Application No CONS/17/0432 – 12 Cedar Mount](#)  
Oak – prune

[Application No CONS/17/0462 – The Gate House, Beaulieu Road](#)  
Sycamore – pollard

[Application No CONS/17/0461 – 21 Dearing Close](#)  
Conifer – fell

**RESOLVED:** That the Clerk contact the Tree Officer to point out that the Committee consider this to be a healthy tree, not diseased and unlikely to cause damage to the property and therefore no reason is apparent to fell it.

#### **7. Tree Works Applications decided since the date of the last meeting:**

[Application No CONS/17/0367 – The Pines, 35 Northerwood Avenue](#)  
Pine x2 – fell  
Raise no objections

[Application No CONS/17/0324 – Chart House, Sandy Lane, Lyndhurst](#)  
Lime – prune  
Raise no objections

[Application No 0331 – Rillmead Lodge, Shrubbs Hill Road](#)  
Sycamore (x3) prune; Hornbeam – prune; Cherry – prune; Birch (x2) – prune; Eucalyptus - fell  
Raise no objections

[Application No CONS/17/0333 – Springwood, Emery Down](#)  
Birch – fell  
Refused

#### **8. Enforcement Parish List**

The following enforcement had been lodged since the date of the last meeting:

Case No QU/17/0109 – Cedar Mount, 11 Oak Close  
Development not in accordance with approved plans – PP16/00876

**9. Appeals decided since the date of the last meeting**

APP/B9506/W/17/3167855 – Green Acre, 31 Wellands Road  
Appeal dismissed

**10. Date of next meeting**

It was noted that the next Planning Committee meeting would take place on 25 July 2017.

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

Chairman \_\_\_\_\_

Date \_\_\_\_\_