

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD AT THE COMMUNITY CENTRE, LYNDHURST ON TUESDAY 28 NOVEMBER 2017 AT 7.15 PM**

**Present:** Councillors S Se-Upara (Chairman), G Bisson, P Burrows, T Dunning and C Willsher.

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

**1. Public Participation**

None.

**2. Apologies for Absence**

None – all present.

**3. Declarations of Interest**

The Chairman reminded Councillors of their responsibility to declare an interest in any matter on the Agenda where they might be considered to have a prejudicial interest. There were no declarations of interest in Agenda items.

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

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

**5. Matters Arising**

**NFNPA Status**

<a href="#"><u>Application No 00674</u></a> – New House, The Orchards, Shrubbs Hill Road Single storey and two storey extensions; demolition of existing <i>Parish Council recommended that permission be granted</i>	No decision
<a href="#"><u>Application No 00688</u></a> – Chatsworth, Knightwood Avenue Single storey orangery; tiled roof over garage <i>The Parish Council recommended that permission be granted</i>	Granted
<a href="#"><u>Application No 00696</u></a> – Christ Church, Emery Down Repairs to boundary wall; demolition of existing outbuilding <i>The Parish Council recommended that permission be granted but to leave the decision to NFNPA Officers under delegated powers</i>	Granted
<a href="#"><u>Application No 00736</u></a> – 1 Thatched Cottage Park, Southampton Road Brick-built raised platform to front entrance; installation of mechanical step-lift <i>The Parish Council recommended that permission be granted</i>	Granted
<a href="#"><u>Application No 00763</u></a> – Flat 16 Northerwood House, Swan Green Roof top conservatory <i>The Parish Council left the decision to NFNPA Officers under delegated powers</i>	Granted
<a href="#"><u>Application No 00764</u></a> – Flat 16 Northerwood House, Swan Green Roof top conservatory; new internal staircase (Listed Building Consent) <i>The Parish Council left the decision to NFNPA Officers under delegated</i>	Granted

powers

[Application No 00732 – Lyndhurst Park Hotel, 78 High Street](#) No decision  
Creation of 75 age restricted residential units integrated with communal, wellness and support facilities; 15no affordable dwellings; associated car and cycle parking; landscaping; refuse store; sub station; alteration of existing vehicular and pedestrian access; demolition of existing hotel and buildings  
*At their LPC meeting on 10 October 2017 the Parish Council recommended that permission be refused.*

[Application No 00772 – 23 Wellands Road](#) Granted  
Two storey side extension  
*The Parish Council recommended that permission be granted.*

[Application No 00745 – land adj 7 Haskells Close](#) Raise objections  
1no new dwelling; associated landscaping; hardstanding (application for a non material amendment)  
*It is understood that the Officers of NFNPA had stated that this application could not be considered as a non material amendment and the Committee agreed with this recommendation.*

[Application No 00644 – Midforest Vets, Glenber Cottage, Beechen Lane](#) Granted  
Retention of 2no non-illuminated signs on a free-standing metal frame (application for advertisement consent)  
*The Parish Council recommended that permission be granted.*

[Application No 00788 – 10 Park Close, Clay Hill](#) Granted  
Two storey side extension  
*The Parish Council recommended that permission be granted.*

[Application No 00819 – 6 Queens Road](#) No decision  
New pitch roof and extension to existing single storey extension  
*The Parish Council recommended that permission be granted.*

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

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

[Application No 00850 – Flat A1, 44-46 High Street](#)  
Application for Certificate of Lawful Development for existing use of flat as residential

**RESOLVED:** To recommend that permission be granted as the flat has been used as a separate dwelling for a considerable period of time.

[Application No 00860 – Bromley Cottage, Goose Green](#)  
Construction of porch

**RESOLVED:** To recommend that permission be granted. The proposals were considered appropriate to the existing dwelling and the Conservation Area.

[Application No 00900 – 12 Haskells Close](#)  
Alteration to front elevation recessed balcony and replace with bifold doors and Juliet balcony

**RESOLVED:** To recommend that permission be granted. The proposals were considered appropriate to the existing dwelling and the changes were minimal.

[Application No 00901 – 11 High Street](#)

Change of use to A3/A5 (Restaurant/hot food takeaway); flue

**RESOLVED:** To recommend that permission be refused. There is no change from the previously refused application and there are concerns regarding the proposed flue. It should also be noted that there are residents living in the area and the opening hours are considered to be unsocial to residents.

[Application No 00922 – 27 Princes Crescent](#)

Single storey rear extension

**RESOLVED:** To recommend that permission be granted. The design is considered appropriate and there would be no adverse effect on neighbouring properties.

[Application No 00928 – Bromley Cottage, Goose Green](#)

2no single storey outbuildings

**RESOLVED:** To recommend that permission be granted. It was not considered that there would be an adverse effect on the Conservation Area or on neighbouring properties.

[Application No 00971 – Hamilton, Chapel Lane](#)

Alterations to fenestration

**RESOLVED:** To recommend that permission be granted. There would be no impact on the street scene or neighbour amenity.

[Application No 00986 – Knightwood Oaks, Knightwood Close](#)

Single storey rear and side extension

**RESOLVED:** To recommend that permission be granted. There would be no impact on neighbours, the street scene or the neighbouring Conservation Area.

[Application No 00992 – 101 The Meadows](#)

Two storey side extension; replacement conservatory roof

**RESOLVED:** To recommend that permission be refused. Concern was expressed on the effect the proposals would have on trees planted within the perimeter of the neighbouring property. It was considered that there would be a visual impact on the neighbouring property which would be overbearing as this was a single storey bungalow. It was also considered that the flat dormer roof was inappropriate to the design of the existing property. There seem to be inaccuracies in the application and the boundary fence will be affected.

[Application No 00946 – 7 Haskells Close](#)

Single storey side extension

**RESOLVED:** To recommend that permission be granted but to accept the decision reached by the NFNPA Officer under delegated powers. Whilst there were no specific objections to the proposals regarding design, effect on neighbouring properties, etc concern was expressed that it does appear to be very close to the building for which planning permission has been obtained and would seem to impact on the proposed boundary.

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

Application No CONS/17/1004 – Burwood Lodge, 27 Romsey Road  
Pine x 3 – fell

Application No CONS/17/1006 – The Queen’s House, High Street  
Group of Cypress – fell

Application No CONS/17/1033 – Lyndhurst Cemetery, Beaulieu Road  
Box Elder – fell

Application No TPO/17/1049 – Birch Villa, 10 Wellands Road  
Silver birch – prune

Application No CONS/17/1056 – 36 Queens Road  
Acer – prune

Application No cons/17/1109 – Farthings, Beaulieu Road  
Holly x2 – fell; Conifer x2 – fell

Application No CONS/17/1125 – Lilac Cottage, Pinkney Lane, Bank  
Oak – prune

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

Application No TPO/17/0805 – Forest Lodge Hotel, Pikes Hill  
Beech – fell; Hornbeam – prune; Sycamore – prune; Norway Maple – fell; Beech x 3 – prune  
Granted

**9. Enforcement Notice received since the date of the last meeting:**

Case No WU/17/0197 – Pat’s Garage (Lyndhurst) Ltd, 37 Romsey Road  
Unauthorised advertisements – illuminated sign

**10. Date of next meeting**

It was noted that the next Planning Committee meeting would take place on 19 December 2017.

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

Chairman \_\_\_\_\_

Date \_\_\_\_\_