

Held online via Zoom on 15th December 2020 at 6.30pm.

Present: Cllr Caroline Hubbard (Chair), Cllr Clive White, Cllr Sue Robinson, Cllr Andy Austin, Cllr Mike Thomas.
Clerk; Helen Klaassen
Public: 0

PD/19/102 Apologies for Absence.
None.

PD/19/103 Declarations of Interest.
None.

PD/19/104 Minutes of the Last Meeting.
The minutes were **AGREED** and the Clerk would pass a copy to the Chair for signing.

PD/19/105 Matters Arising from the Minutes.
Noted that an additional response had been made to the revised plans from 128 Lyndhurst Road:
The committee have reviewed the amended plans and whilst they note that changes to the fencing have been made (though not to it being built outside the curtilage of the plot), cannot see that their original concerns have been addressed at all, therefore their comments as submitted still stand as does their recommendation:

Recommend Option 4, REFUSAL.

The committee expressed disappointment that the refurbishment of such a highly visible site had been carried out without planning permission and that a more sensitive reworking of the site to fit in with the surrounding area and comply with NFNPA Planning Policies was not achieved.

The development does not comply with DP2 a, b, d, e and f: It is visually intrusive, the cladding on the canopy and the very large plate glass windows are not in keeping with the immediate (residential) area, nor the small shops in the precinct on the opposite side of the road. The lighting is excessively bright, especially at night, and it is clear that the height of the canopy has been raised above the previous. These aspects make it stand out considerably from properties nearby (conflicting with the requirements of SP7, b and SP17).

DP18, e, 'ensuring development is contextually appropriate': it does not comply, the development is overly large with, as previously mentioned, bright lighting, and inappropriate cladding. It occupies a highly visible location within the village and obtrusively stands out within the village streetscape and the surrounding properties.

There are also noise issues from the power washers, which are now stronger in pressure and can be heard clearly by neighbouring properties (contravening DP2, f) and thus causing adverse impacts for those neighbours.

The development does not comply with DP44 and SP43 as the refurbishment constitutes a departure from these two policies in terms of the impact on the locality and neighbouring properties, traffic and inappropriateness of the building within its surrounding area through the chosen scale, design and materials.

It is also noted that the fence erected has been done so outside of the property and on the footpath. It is inappropriately clad and is constitutes a hazard to pedestrians and other traffic as it reduces the visibility of cars leaving the car wash into Ash Road.

Village Design Statement: The development does not comply with the guidance within the village design statement, namely:

- *Development should not impinge on the linear form and character of Ashurst & Colbury.*
- *Buildings should be constructed of materials which match or complement those currently in use in the nearby area.*
- *The scale, form and mass of any new development should be in keeping with surrounding buildings and be sympathetic to the character, appearance and rural outlook of the village.*

It is noted that the many comments in favour are not concerned in the slightest with planning matters, only with how good a car wash the place provides!

It was also noted the premises seemed to be offering food and drink and the committee were not clear as to whether this was allowed. **Clerk to contact NPA and enquire.**

PD/19/106 Planning Applications for the Committee's Consideration;

Case No	Address	Proposals
20/00834	28a Lyndhurst Road	Single storey rear extension; demolition of conservatory and outbuilding
Recommend Option 1, Permission, but would accept the decision made by NPA Officers under their delegated powers. The committee raised no objections and felt the plans were in keeping with the property and the immediate area and would have no negative impact on neighbouring properties.		
20/00801	18 Woodlands Road	Outbuilding
Recommend Option 5, Happy to accept the decision made by NPA Officers under their delegated powers. Some concerns were raised about the proximity of the proposed building to the boundary and the loss of a green border between the property and its neighbour. There were no other objections.		

PD/19/107 Tree Work Applications for the Committee's Consideration:

TPO/20/668 104 Lyndhurst Road Prune 1x oak tree (T3 on map)
It was noted that the tree was quite bulky and would benefit from pruning.

PD/19/108 Items for the Next Meeting.

- To revisit reviewing the Village Design Statement, Clerk to contact NPA.
- Ashurst Hospital.

The meeting concluded at 18.57pm.

Signed: _____

Date: _____