

Held online via Zoom on 16<sup>th</sup> June 2020 at 4pm.

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

**AGENDA**

- PD/19/070 Apologies for Absence.**
- PD/19/071 Declarations of Interest.**  
**Cllrs White and Austin declared a non-pecuniary interest in the application by 7 New Road.**
- PD/19/072 Minutes of the Last Meeting.** To agree and sign the minutes of the previous meeting.
- PD/19/073 Matters Arising from the Minutes.**
- PD/19/074 Planning Applications for the Committee’s Consideration;**

| Case No  | Address                                    | Proposals   |
|--|--|---|
| 20/00317   | Woodcote, 1<br>Whartons Close              | Conversion of garage to form ancillary annexe to the main dwelling  |
| <p>Recommendation: Option 3, Permission.</p> <p>The committee were disappointed to be recommending permission for this application, following the inspectors consideration that the use of the building as ancillary accommodation was acceptable and that only alteration was needed to the inside layout to negate the effects on the neighbouring property. This has been done, so there is now no reason for refusal.</p>  |  |   |
| 20/00306   | 7 New Road                                 | Single storey extension; solar panels, air source heat pup, demolition of existing outbuilding  |
| <p><b>Following the declaration of interest from Cllrs White and Austin, the Clerk removed them to the Zoom waiting room.</b></p> <p>Recommendation: Option 3, Permission.</p> <p>The committee were disappointed to note that development had not taken place in accordance with plans. However, it was noted that the extension could not be seen from the road so did not affect the street scene (SP17) and was appropriate in terms of the requirements of DP36. It was deemed to have no negative impact on neighbours and complied with the requirements of DP2. The solar panels complied with the requirements of SP14.</p> <p>Questions regarding whether excessive noise would be emitted by the heat source pump were raised and it was noted that this should be taken into consideration if it were the case, as it may be against policy DP2.</p> |  |   |
| 20/00373   | 3 Cooper Road                              | Two storey extension; alterations to roof including 4No rooflights to facilitate habitable space; alterations to doors and windows; demolition of existing conservatory |
| <p>Recommendation: Option 3, Permission.</p> <p>It was noted that there were no adverse impact to neighbours, nor could the extension be seen from the street. It was considered a nice addition to the property.</p>  |  |   |
| 20/00019   | Land adjacent to 213/219<br>Lyndhurst Road | Change of use to car park; Outbuilding to facilitate cycle hire and storage facilities; creation of vehicular access  |
| <p>Recommend Option 4, Refusal.</p> <p>The committee does not believe that the concerns raised from the previous application have been overcome. The site is located in an already busy area, that is accessed by visitors to the popular New Forest Hotel, the railway station and several dwellings in the area. The addition of 30 parking spaces and provision for bike hire will make this area considerably more congested and will have a detrimental impact on neighbouring amenity (DP2 e, f) as it provides a valuable green barrier between those properties and the railway line.</p>  |  |   |

Access to the site is from the main A35, and despite the up to date traffic assessment, it is disingenuous to suggest that the designation of the junction is safe, as visibility is poor for vehicles accessing the A35 from the car park and increased use may make it even less safe. It was highlighted that these proposals do not overcome previous concerns regarding safety and access.

Despite the applicant claiming otherwise, it is noted that the site is in close proximity to a designated SSSI and this development would put unnecessary pressure on that and would erode valuable habitat, as detailed in the Ecological Study (SP6).

SP7; It is felt that the proposals do not contribute to conserving the landscape character, especially not meeting the requirement of SP7, c.

Additionally, it was noted that there were plans from South West Rail to cut services stopping at Ashurst and therefore this may mean additional car parking is not required.

|  |                                       |  |
|--|---------------------------------------|--|
| 20/00395   | Land adjacent to Fawley Power Station | Outline application for land within the New Forest National Park Authority comprising the removal of structures on the quarry site and provision of 120 new homes, 1000 square metres of new civic space including provision for Early Years Learning (Use Class D1), 200 square metres of drinking establishments (Use Class A4), a two form entry primary school, flood defences / sea wall, public open space and habitat enhancement of existing land, hard and soft landscaping, Suitable Alternative Natural Greenspace, a saline lagoon, tidal creek, reconfiguration of the existing access and creation of a new access from the B3053 and access road through the site, associated infrastructure and engineering works (access to be considered)<br>(AMENDED DESCRIPTION AND AMENDED PLANS) |
| <p><b>Recommend: Option 2, REFUSAL, for the reasons listed below, but would accept the decision reached by the National Park Authority's Officers under their delegated powers.</b></p> <p>The committee continues to respond positively to the development in principal, but there were still concerns. There would likely be a negative impact on the adjacent open forest and wetlands from the pressure of the development: additional traffic and people movements on open forest roads, and the impact and potential for damage this may have on New Forest plant and wildlife.</p> <p>In addition to this, the detrimental impact of the additional traffic on local roads was still of concern. The committee re-iterated again that most local 'b' roads were formed for light traffic use and it is noted that, at present, when there are problems with traffic congestion on the A326, local roads such as Deerleap Lane in Ashurst are used as rat runs by motorists to avoid congestion problems. This can result in speeding traffic on a road without footpaths which is used to access local facilities by foot (such as Longdown Farm and Colbury Church Rooms). Consideration needed to be given to the impact of an increase in vehicle numbers and how this may be mitigated and in addition a provision made for alternative methods of transport.</p> |                                       |  |

Consideration will be given to any applications that come in after the publication of this agenda and are listed on the NFNPA's Planning Portal.

Recommendation Options;

1. We recommend PERMISSION, but would accept the decision reached by the NPA Officers under their delegated powers.
2. We recommend REFUSAL, but would accept the decision reached by the NPA Officers under their delegated powers.
3. We recommend PERMISSION
4. We recommend REFUSAL
5. We are happy to accept the decision reached by the NPA Officers under their delegated powers.

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PD/19/075

**Tree Work Applications for the Committee's Consideration;**

TPO/20/0254 12 Elmtree / 85 Ashdene Road reduce 3 oaks to 15m in height

Consideration will be given to any applications that come in after the publication of this agenda and are listed on the NFNPA's Planning Portal.

**PD/19/076      Items for the Next Meeting.**

The meeting concluded at 19.29pm.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_