

**MINUTES OF THE MEETING OF ASHURST AND COLBURY PARISH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE.**



Held at Colbury Church Rooms on 18th May 2021 at 6.30pm.

Present: Cllr Sue Robinson (Chair), Cllr Caroline Hubbard (Vice Chair), Cllr Clive White, Cllr Adrian Eyres and Cllr Mike Thomas (Late arrival).
Clerk; Lorraine Wheeler
Public: 2

PD21/001 Election of Chair and Vice Chair of Planning & Development Committee

The Clerk opened the meeting and asked for nominations for Chair of the Committee.

Cllr Caroline Hubbard proposed that Cllr Sue Robinson be Chair for the coming year, seconded by Cllr Clive White, all Members present, were unanimous in their support and Cllr Robinson accepted her nomination.

The Clerk asked for nominations for Vice Chair of the Committee.

Cllr Clive White proposed that Cllr Caroline Hubbard be Vice Chair for the coming year, seconded by Cllr Sue Robinson, all Members present, were unanimous in their support and Cllr Hubbard accepted her nomination.

PD21/002 Apologies for Absence.

Cllr Andy Austin (due to self-isolation).

PD21/003 Declarations of Interest.

21/00360 - Cllr Sue Robinson declared an interest being a near neighbour and refrained from voting.

21/00368 - Cllr Clive White declared an interest being a near neighbour and refrained from voting.

PD21/004 Minutes of the Last Meeting. To agree and sign the minutes of the previous meeting held on 20th April 2021.

The minutes were **Agreed** and the Clerk provided a copy for the Chair to sign.

PD21/005 Matters Arising from the Minutes.

None.

PD21/006 Planning Applications for the Committee's Consideration;

Case No	Address	Proposals
21/00370	The Bungalow, Knellers Lane	Single storey rear extension; roof alterations and raising of ridge height; front porch; flue
<p>Recommend Option 3 PERMISSION. Whilst some Members of the Committee had initial concerns regarding possible light pollution from the glazing to the rear elevation, following discussion it was agreed unanimously to support the application and recommend permission.</p>		
21/00330	8 Peterscroft Avenue	Replacement pitched roof, glazed frontage and timber cladding to existing outbuilding
<p>Recommend Option 4 REFUSAL. This is the fourth application of this nature on this site (one being withdrawn for technical reasons). Following discussion Members unanimously agreed that the new application had not significantly addressed any of the concerns raised by either the National Park Officers nor the Parish Council in their refusal of previous applications and they strongly object to this application. Members' main objections are:</p> <ul style="list-style-type: none"> • The proposed reduction in ridge height is small and the roof remains high • There is too much glazing, the Parish Council are concerned about light pollution within the boundary of the National Park • The proposed building is not subservient or incidental to the main property (Policy DP12) • The proposed building is overbearing and significant imposition remains on neighbouring properties • The proposed application represents overdevelopment of the site <p>Members were unanimous in their recommendation to refuse this application.</p>		

21/00368	65 Whartons Lane	Single storey rear and side extension; roof alterations and partial conversion of existing garage to facilitate garden room
<p>Recommend Option 1 PERMISSION, but would accept the decision reached by the NPA Officers under their delegated powers.</p> <p>During discussion Members decided the proposed extension is a conservative one compared to other extensions in the vicinity and it would not be out of keeping to the local area. Members agreed unanimously to recommend permission, however they are happy to accept the decision reached by Officers under their delegated powers.</p>		
21/00420	Wildside, 45 Whartons Lane	One & two storey extension; outbuilding; decking; alterations to fenestration; alterations to front porch (demolition of conservatory & chimney)
<p>Recommend Option 3 PERMISSION.</p> <p>This is a second application on this site, the first having been approved but withdrawn by the applicant to allow for discussion with the occupants of the neighbouring property who had raised concerns. As a consequence, amendments have been made to the design and following discussion Members agreed unanimously to support the application and recommend permission.</p>		
21/00431	14 Cecil Avenue	Single storey rear extension; roof alteration to existing rear extension including 4no. rooflights
<p>Recommend Option 2 REFUSAL, but would accept the decision reached by the NPA Officers under their delegated powers.</p> <p>Following lengthy discussion regarding the number of rooflights and the amount of glazing in the application, several Members of the Committee had concerns regarding possibility of light pollution. This is not an isolated property and those Members felt that the proposed application would be out of character with the surrounding area and local distinctiveness.</p> <p>Three Members of the five in attendance voted for refusal of the application however they would accept the decision reached by the Officers under their delegated powers, one Member had no objections and there was one abstention.</p>		
21/00350	8 Pine Close	Single storey extension to connect existing outbuilding
<p>Recommend Option 3 PERMISSION.</p> <p>Following discussion, it was agreed that Members had no objections to this application which has been carefully thought through. The application site is not overlooked and there are no floor space restrictions. Members therefore agreed unanimously to support the application and recommend permission.</p>		
21/00360	22 Lakewood Road	Single story rear extension; bay window
<p>Recommend Option 2 REFUSAL, but would accept the decision reached by the NPA Officers under their delegated powers.</p> <p>This is a second application on this site, the first having been withdrawn by the applicant. There were no sky lantern, Velux window or bay window in the first application. During discussion, Members agreed that the proposed extension was an appropriate size for a small house, however they are very concerned about the light pollution that could be caused by the sky lantern and Velux window. Those Members voting were unanimous in their agreement to recommend refusal of this application, however they would accept the decision reached by the Officers under their delegated powers.</p>		
21/00455	Little Foxes, 4 Vixen Close	Installation of swimming pool; 2.4m high fencing
<p>Recommend Option 2 REFUSAL, but would accept the decision reached by the NPA Officers under their delegated powers.</p> <p>During lengthy discussion Members raised concerns regarding the design principle of the size of the pool in relation to the size of the garden and the detrimental impact on neighbours' amenity in terms of noise from both the use of the pool and pumps pertaining to its maintenance. Members were also concerned that the application would be in contravention of general development principles in its proximity to the boundary.</p>		

Three Members of the five in attendance voted for refusal of the application however they would accept the decision reached by the Officers under their delegated powers, one Member had no objections and there was one abstention.

PD21/007 Tree Work Applications for the Committee's Consideration:

None

PD21/008 40 New Road – Update Cllr White

Cllr White advised that he had written to the NFNPA re the breach of planning conditions at 40 New Road. The enforcement team replied they were dealing with the problem and working with the owner. There is no more that the Parish Council do but wait for the NFNPA to update us when resolved.

PD21/009 128 Lyndhurst Road Car Wash – Update Cllr Hubbard

Cllr Hubbard advised that she had written to the NFNPA regarding the fence which had not yet been put right. The enforcement officer advised that the owner had been given until 19th July to conform to planning conditions and officers would be visiting the site to ensure that enforcement takes place.

PD21/010 Meeting re Chapel – A Further meeting is awaited.

No further information has been received and it is unlikely that even the first phase will take place until March 2022. The NHS are trying to rearrange the meeting.

PD21/011 Items for the Next Meeting.

40 New Road - to remain on the Agenda.

Whartons Lane - current status update.

Trees - Cllr Austin had raised concerns of a resident regarding the trees on an area of land near the air raid shelter which has recently been sold. The Clerk had advised him to contact the Tree Officer at the NFNPA to enquire about TPOs. The Clerk to follow up.

The meeting concluded at 19.45pm.

Signed: _____

Date: _____