



9 November 2023

TO MEMBERS OF THE PLANNING COMMITTEE, you are hereby summoned to attend a meeting of the **Planning Committee** to be held in the Council Chamber, Town Hall, Lymington on **Wednesday, 15 November 2023 at 6.00 pm**, for the purpose of transacting the below business.

PUBLIC PARTICIPATION

Any member of public wishing to attend/speak at the meeting should notify the Town Council no less than two clear working days before the commencement of the meeting.

Members of the public may speak in accordance with the Council's public participation scheme on anything which is in the specific remit of the Council. All parties wishing to speak for an application have a total of 3 minutes to do so and all parties wishing to speak against an application also have a total of 3 minutes to do so.

Members of the public may attend via video conferencing. Upon request, a link to the virtual meeting can be sent to the member of public. Please note that this meeting will be recorded.

Louise Young
CEO/Town Clerk

MEMBERS OF THE PUBLIC MAY ATTEND AGENDA

- 1. Apologies for absence**
- 2. Minutes of previous Planning meeting**
To approve and sign as a true record the Minutes of the meeting held on 18 October 2023.
- 3. Declarations of Interest**
To receive any declarations of interest on any items on the Agenda.
- 4. Public Session**
To received comments from members of public.
- 5. List of Applications - received since the previous meeting**
To discuss and make observations on Deferred Applications, Re-Consultations, NFDC Planning Applications, NFNPA Planning Applications and Tree Applications received since the last meeting.
- 6. List of Decisions - received since the previous meeting**
To note NFDC Planning Decisions.
- 7. Appeals**
To note list of current Appeals in Lymington and Pennington.
- 8. To confirm the next Planning Committee meeting will be held on Tuesday, 12 December 2023.**

IN ACCORDANCE WITH STANDING ORDERS (Conduct of Meetings), non-members of this committee should notify the Town Clerk or Chairperson if they wish to speak on a particular item.

Members: Cllr King (Chairperson), Cllr Lewis (Deputy Chairperson), Cllr Jearrad, Cllr Gray, Cllr Brindley, Cllr Loveless, Cllr Penson, Cllr Davies (Mayor) Cllr McCarthy (Deputy Town Mayor).



**Minutes of a meeting of Lymington & Pennington Town Council's
PLANNING COMMITTEE
held in the Council Chamber, Town Hall, Lymington
on Wednesday, 18 October 2023 at 6.00pm**

<u>PRESENT:</u>	Councillors	Cllr King (Chairperson) Cllr Jearrad Cllr Gray Cllr Brindley Cllr Loveless Cllr Penson Cllr McCarthy (Deputy Mayor)
	Other Councillors	
	Officers	Lesley Way, Deputy Town Clerk
	Also Present	1 member of the press via video link

113. APOLOGIES

Received and accepted from Cllr Davies and Cllr Lewis.

114. MINUTES OF PREVIOUS MEETING

Resolved: that the minutes of the Meeting held on 13 September 2023 be approved and signed as a correct record.

Proposed by Cllr Mc Carthy, seconded by Cllr Loveless. All in favour.

115. DECLARATIONS OF INTEREST

None declared.

116. PUBLIC SECTION

No members of public attended.

NEW FOREST DISTRICT COUNCIL - APPLICATIONS

Minute No.: 117
Application No.: 23/10954
Site: MALLARDS, 3 SOUTH GROVE, LYMINGTON SO41 3SW
Proposal: Orangery to replace existing conservatory; rear single-storey extension for cloakroom
Applicant: Mrs Stonham
Decision: **PAR1: Recommend Permission.**

Minute No.: 118
Application No.: 23/10957
Site: 18 FULLERTON ROAD, PENNINGTON, LYMINGTON SO41 9JN

Proposal: 3no. dormer windows; conservatory in rear garden (Lawful Development Certificate that permission is not required for proposal)

Applicant: Cook

Decision: **Councillors noted report.**

Minute No.: 119

Application No.: 23/10781

Site: LITTLE RAMLEY FARM, 115 RAMLEY ROAD, PENNINGTON, LYMINGTON SO41 8LH

Proposal: Creation of separate dwelling and curtilage by means of building conversion and alteration (Lawful Use Certificate for retaining an existing use or operation)

Applicant: Mr & Mrs Archer

Decision: **Councillors noted report.**

Minute No.: 120

Application No.: 23/10959

Site: LYMINGTON HOUSE, 73 HIGH STREET, LYMINGTON SO41 9AL

Proposal: Internal and external alterations to facilitate conversion of first and second floors to create 2x residential flats and associated external bin and bike stores

Applicant: Rue D'albert LLP

Decision: **PAR1: Recommend Permission.**

- **Councillors supported the representee comment that the dustbin shed is sited away from the Crinkle Crank Wall.**

Minute No.: 121

Application No.: 23/10960

Site: LYMINGTON HOUSE, 73 HIGH STREET, LYMINGTON SO41 9AL

Proposal: Internal alterations including installation of fire and sound insulation measures, alterations to stairwell, removal of internal partition walls and alterations to layout to facilitate conversion of first and second floors to residential use. External alterations including changes to pipework, venting and rooflight windows (Application for Listed Building Consent)

Applicant: Rue D'albert LLP

Decision: **PAR1: Recommend Permission.**

- **Councillors supported the representee comment under application 23/10959 that the dustbin shed is sited away from the Crinkle Crank Wall.**

Minute No.: 122

Application No.: 23/11016

Site: 75 HIGH STREET, LYMINGTON SO41 9YY

Proposal: Variation of condition 2 of planning permission 22/10484 to allow the introduction of in-line photovoltaics to provide on-site renewable energy

Applicant: Hiscox

Decision: **PAR1: Recommend Permission.**

Minute No.: 123

Application No.: 23/11027

Site: WOODSIDE, SWAY ROAD, LYMINGTON SO41 8NN

Proposal: Ground and first floor extensions and alterations

Applicant: Mr & Mrs Thompson

Decision: **PAR1: Recommend Permission.**

- **Subject to adoption of the Mitigation Strategy in the Bat Survey Report.**

Minute No.: 124

Application No.: 23/10969

Site: 1&2 TWYNHAM PLACE, HIGH STREET, LYMINGTON SO41 9AL

Proposal: Parkland estates style fencing 1m high across width of car park (Lawful Development Certificate that permission is not required for proposal)
Applicant: Merton-Stebbing & Madden
Decision: **Councillors noted report.**

Minute No.: 125
Application No.: 23/11041
Site: LYMINGTON CLUB, 4 QUADRILLE COURT, ST THOMAS STREET, LYMINGTON SO41 9NA
Proposal: Disabled adaptation of gents WC (Application for listed building consent)
Applicant: Lymington Club
Decision: **PAR3: Recommend Permission.**

Minute No.: 126
Application No.: 23/10977
Site: 3 PRIESTLANDS PLACE, LYMINGTON SO41 9GA
Proposal: Garden studio (Retrospective)
Applicant: Mr Hart
Decision: **PAR1: Recommend Permission.**

Minute No.: 127
Application No.: 23/11057
Site: FLAT ABOVE, 35 ST THOMAS STREET, LYMINGTON SO41 9NE
Proposal: Attic conversion for additional living space; dormer windows; rooflights
Applicant: Mr & Ms Legg & Milner
Decision: **PAR1: Recommend Permission.**

Minute No.: 128
Application No.: 23/11058
Site: FLAT ABOVE, 35 ST THOMAS STREET, LYMINGTON SO41 9NE
Proposal: Attic conversion for additional living space; dormer windows; rooflights (Application for listed building consent)
Applicant: Mr & Ms Legg & Milner
Decision: **PAR1: Recommend Permission.**

NEW FOREST NATIONAL PARK AUTHORITY - APPLICATIONS

Minute No.: 129
Application No.: 23/01123VAR
Site: SALTERNS & NEULANDS COTTAGES, MAIDEN LANE, LYMINGTON, SO41 8AF
Proposal: Application to vary condition 2 of planning permission 22/00541 for 2no. replacement dwellings; 3no. outbuildings; swimming pool; wall and gates; associated landscaping and works; demolition existing 2no. dwellings and outbuildings (AMENDED PLANS)
Decision: **PAR1: Recommend Permission.**

Minute No.: 130
Application No.: 23/01137FULL
Site: LITTLE BROOK, LOWER PENNINGTON LANE, PENNINGTON, LYMINGTON, SO41 8AL
Proposal: Proposed timber gates and post; changes to pedestrian gate, fencing to west boundary
Decision: **PAR1: Recommend Permission.**

Minute No.: 131
Application No.: 23/01093FULL

Site: LITTLE GORDLETON FARM, SILVER STREET, SWAY, LYMINGTON, SO41 6DJ
Proposal: Rear dormer with Juliet balcony
Decision: **PAR1: Recommend Permission.**

Minute No.: 132
Application No.: 23/00688FULL
Site: LOFTS, LOWER PENNINGTON LANE, PENNINGTON, LYMINGTON, SO41 8AL
Proposal: Replacement outbuildings
Decision: **PAR1: Recommend Permission.**

133. NEW FOREST – TREE WORK APPLICATIONS

The list of current tree work applications in Lyminster and Pennington were noted.

134. NEW FOREST DISTRICT COUNCIL - DECISIONS

The list of Decisions since the last meeting were viewed.

135. APPEALS

The list of current Appeals in Lyminster and Pennington were noted.

136. NEXT MEETING

The next Town Council Planning Committee Meeting will be held on Wednesday 15 November 2023 at 6.00pm.

The meeting concluded at 6.18pm.

Date: **Chairperson's Signature:**

NEW FOREST DISTRICT COUNCIL - APPLICATIONS

Application No.:	22/11265	Re-consultation
Site:	21 Southampton Road, Lymington SO41 9GH	
Proposal:	Refurbishment of single storey-rear extension and 2 windows; replacement of 4 existing windows: installation of new glazed doors and roof light	
Applicant:	Ms Karsten	
Application No.:	22/11266	Re-consultation
Site:	21 Southampton Road, Lymington SO41 9GH	
Proposal:	Refurbishment of single storey-rear extension and 2 windows; replacement of 4 existing windows: installation of new glazed doors and roof light (Application for Listed Building Consent)	
Applicant:	Ms Karsten	
Application No.:	23/10847	Re-consultation
Site:	Greensleeves, Sway Road, Pennington, Lymington SO41 8LP	
Proposal:	1.8m high gates and side fence (Retrospective)	
Applicant:	Mrs Cavell	
Application No.:	23/10930	
Site:	50 HIGH STREET, LYMINGTON SO41 9AG	
Proposal:	Replace the two front elevation bay windows with timber slim lite double-glazed replacements	
Applicant:	Davis	
Application No.:	23/10931	
Site:	50 HIGH STREET, LYMINGTON SO41 9AG	
Proposal:	Replace the two front elevation bay windows with timber slim lite double-glazed replacements (Application for Listed Building Consent)	
Applicant:	Davis	
Application No.:	23/10997	
Site:	UPLANDS, 22 SOUTHAMPTON ROAD, LYMINGTON SO41 9GG	
Proposal:	Change of use from guest house back to single residential property	
Applicant:	Mr Broomfield	
Application No.:	23/11068	
Site:	SOUTHFIELD, KINGS SALTERN ROAD, LYMINGTON SO41 3QD	
Proposal:	Proposed retractable canopy; alterations to access and boundary treatment	
Applicant:	Boden	
Application No.:	23/11080	
Site:	THE OLD SCHOOL, THE SQUARE, PENNINGTON, LYMINGTON SO41 8GN	
Proposal:	Air conditioning units: enclosure cabinet attached to building; x2no. gates	
Applicant:	SIMKAP (Childcare) Ltd	
Application No.:	23/11067	
Site:	STOWAWAYS, 9 WESTFIELD ROAD, LYMINGTON SO41 3PZ	
Proposal:	Loft conversion with dormer window, roof lights and windows to gables	
Applicant:	Mr Guy	
Application No.:	23/11092 F	
Site:	5 LYTELTANE ROAD, LYMINGTON SO41 3PL	
Proposal:	Single-storey side, rear & front extensions; two-storey rear extension; porch; fenestration alterations; Juliet balcony; render to exterior walls; replacement roof tiles; replacement roof over existing sideway; rear patio; enlarged driveway and access; front boundary wall	
Applicant:	Mr Sexton	
Application No.:	23/11096	
Site:	9 HAVEN POINT, WATERLOO ROAD, LYMINGTON SO41 9AU	
Proposal:	Change of use from dwelling (Use Class C3) to offices (Use class Eg)	
Applicant:	Fibre Mechanics Ltd	
Application No.:	23/11097	
Site:	20 MAY AVENUE, LYMINGTON SO41 9DQ	

Proposal:	Creation of rear loft dormer at second floor level; a hip to gable extension (Lawful Development Certificate that permission is not required for proposal)
Applicant:	Ms Naylor
Application No.:	23/11117
Site:	7 BERESFORD ROAD, PENNINGTON, LYMINGTON SO41 9JT
Proposal:	Single-storey front and rear extensions
Applicant:	Mr & Mrs Lowe
Application No.:	23/11134
Site:	16 AMBLESIDE ROAD, LYMINGTON SO41 3QS
Proposal:	Rear single-storey extension with associated rooflights
Applicant:	Mr & Mrs Dinsmore
Application No.:	23/11085
Site:	1,2&3 HAYDENS COURT, LYMINGTON SO41 9EN
Proposal:	Replacement doors, casement windows and chimney repairs
Applicant:	Davis
Application No.:	23/11086
Site:	1,2&3 HAYDENS COURT, LYMINGTON SO41 9EN
Proposal:	Replacement doors, casement windows and chimney repairs (Application for Listed Building Consent)
Applicant:	Davis
Application No.:	23/11069
Site:	SOUTHFIELD, KINGS SALTERN ROAD, LYMINGTON SO41 3QD
Proposal:	Air source heat pump; satellite internet receiver; roof mounted solar PV array (Lawful Development Certificate that permission is not required for proposal)
Applicant:	Boden
Application No.:	23/11127
Site:	BERTHON BOAT COMPANY LTD, THE SHIPYARD, BATH ROAD, LYMINGTON SO41 3YL
Proposal:	Replacement and reconstruction of sections of the river wall of the Berthon Shipyard site in Lyminster.
Applicant:	C/o Agent - Berthon Boat Company Ltd

TREE WORK APPLICATIONS

Application No.:	CONS/23/0516
Site:	EAST HAYES, GROVE ROAD, LYMINGTON, SO41 3RN
Proposal:	Fell & remove bay x 1 and elder x 1
Reason:	Trees and roots are too close to boundary wall and overhanging neighbouring property
Application No.:	TPO/23/0517
Site:	4 LEELANDS, PENNINGTON, LYMINGTON, SO41 8EY
Proposal:	T 6 Oak - crown lift to 5m above the road. Crown reduction of 15%
Reason:	Tree is leaning towards the road junction so a crown reduction would benefit the life and balance. Low limbs are starting to be an issue for large commercial traffic
Application No.:	TPO/23/0519
Site:	21 BUCKLAND GARDENS, LYMINGTON, SO41 8QL
Proposal:	T2 Oak - T2 - Reduce Oak tree by 1.5 - 2m.
Reason:	Restrict its dominance
Application No.:	TPO/23/0528
Site:	TALL OAKS, 1 CHURCH MEAD, LYMINGTON, SO41 8FN
Proposal:	T1 Crown raise by approx. 6m from ground level
Reason:	To give a suitable clearance from overhanging and nearly touching the lawn; to bring in into a natural good shape
Application No.:	CONS/23/0531
Site:	LITTLE HAYES, GROVE ROAD, LYMINGTON, SO41 3RN
Proposal:	Beech - T1 _ To reduce multiple selected lower branches which are growing towards neighbours' property. The lower branches are no taller than &m high from ground level. To reduce the branches by up to 3m.

Red Oak - T2 - To remove 3 lowest lateral limbs back to the stem. This will allow suitable crown lift by approximately 6m. This will also make the tree into a better natural shape, also to remove the epicormic growth up to approximately 6m-7m in height from ground level.

Reason:	Growing towards neighbours' property and improve shape.
Application No.:	CONS/23/0534
Site:	GROVE CORNER, GROVE ROAD, LYMINGTON, SO41 3RF
Proposal:	Mimosa (T1) - Overall reduction of 2m.
Reason:	To maintain size and reduce from road.
Application No.:	CONS/23/0536
Site:	SHIPYARD HOUSE, BATH ROAD, LYMINGTON, SO41 3RW
Proposal:	Holm Oak - T1 on location plan - Fell. Old pollard, poor specimen.
Reason:	Taking a large amount of space in garden and will increase light and allow garden to be redesigned.
Application No.:	TPO/23/0445
Site:	WILLOW COTTAGE, WOODSIDE AVENUE, LYMINGTON, SO41 8FG
Proposal:	T3 Reduction in height by 5-6 metres and reshape
Reason:	Tree owner is concerned about height over pavement and causing shade in garden.
Application No.:	TPO/23/0541
Site:	79 MEADOWLANDS, LYMINGTON, SO41 9LB
Proposal:	G1 Reduce the canopy on the SE side of the tree, to the boundary and crown raise branches to 4 metres
Reason:	The mature pine regularly drops large cones which pose a hazard to those in the garden. Reduction of the canopy, so there is no overhang over the gardens will reduce this hazard. This will also alleviate the overshadowing of the gardens. The reduction on the canopy SE side will not impact the overall shape or amenity value of the individual tree. And will balance out the canopy. As a group order, the reduction of this end tree will not affect the overall amenity value of the group.
Application No.:	CONS/23/0557
Site:	37 CHURCH LANE, LYMINGTON, SO41 3RA
Proposal:	Conifer - T1 _ Fell Holly - T2 - To pollard to approximately 1.5m from ground level.
Reason:	Conifer - T1 - Fell to allow more room for the younger shrub/trees to mature. Holly -T2 - This will allow to re-generate to a more controllable size and have an overall better shape.
Application No.:	CONS/23/0568
Site:	2 BELMORE LANE, LYMINGTON, SO41 3NJ
Proposal:	Yew (T1) - Fell. Pittosporum (T2) - Reduce to below wall height. Bay (T3) - Reduce to below wall height
Reason:	Yew (T1) - Fell. To prevent roots disrupting foundations and allow damp proofing maintenance. Pittosporum (T2) - Reduce to below wall height to allow regrowth as the shrub too large for area it occupies. Bay (T3) - Reduce to below wall height to allow regrowth as shrub too large for the area it occupies.
Application No.:	TPO/23/0561
Site:	DAFFODIL WALK, HOLLYWOOD LANE, LYMINGTON, SO41 9HD
Proposal:	T2 Oak (T2) - Overall reduction of 2m, not including West side of tree as this has been recently reduced.
Reason:	Work to be carried out to relieve end weight and prevent any future failures.
Application No.:	TPO/23/0562
Site:	EAST LODGE, HOLLYWOOD LANE, LYMINGTON, SO41 9HD
Proposal:	G1 Ash (G1.1) - Reduce lateral branches over garden (Daffodil Walk) and height by 2.5m.
Reason:	Work to be carried out to due to tree growing over the neighbour's property.

NEW FOREST DISTRICT COUNCIL - DECISIONS

Application No.:	23/10893
Site:	7 DE CLARES CLOSE, PENNINGTON, LYMINGTON SO41 8QR
Proposal:	Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)
Decision:	Was Lawful
Application No.:	23/10378
Site:	CROSSWAYS, LOWER PENNINGTON LANE, PENNINGTON, LYMINGTON SO41 8FT (NB: SUBJECT TO LEGAL AGREEMENT)
Proposal:	Demolition of existing house and erection of 4.no houses with access and parking
Decision:	Granted Subject to Conditions
Application No.:	23/10655
Site:	THE YARD, 11 ST THOMAS STREET, LYMINGTON SO41 9NA
Proposal:	Amend condition 2 & 3 of application 19/10444 to extend opening hours to 23:00 (an additional 90 minutes); increase number of sitting guests to 24 from 15
Decision:	Granted Subject to Conditions
Application No.:	23/10915
Site:	GREENSLEEVES, SWAY ROAD, PENNINGTON, LYMINGTON SO41 8LP
Proposal:	Front boundary hedge: fence behind within site and on driveway (Lawful Development Certificate that permission is not required for proposal)
Decision:	Was Not Lawful
Application No.:	23/10920
Site:	83 SOUTHAMPTON ROAD, LYMINGTON SO41 9GH
Proposal:	Roof repairs to prevent water ingress (Application for Listed Building Consent)
Decision:	Granted Subject to Conditions
Application No.:	22/10512
Site:	109 HIGH STREET, LYMINGTON SO41 9AP
Proposal:	Existing shopfront to be redecorated and signage to be replaced. (Application for Listed Building Consent)
Decision:	Refused
Application No.:	23/10937
Site:	55 WATERFORD LANE, LYMINGTON SO41 3PT
Proposal:	Car port with electric car charging
Decision:	Granted Subject to Conditions
Application No.:	23/11004
Site:	11 LAWN ROAD, PENNINGTON, LYMINGTON SO41 8HG
Proposal:	Single-storey rear extension (Prior Approval Application)
Decision:	GPD Approved
Application No.:	23/11069
Site:	SOUTHFIELD, KINGS SALTERN ROAD, LYMINGTON SO41 3QD
Proposal:	Air source heat pump; satellite internet receiver; roof mounted solar PV array (Lawful Development Certificate that permission is not required for proposal)
Decision:	Was Lawful
Application No.:	23/10954
Site:	MALLARDS, 3 SOUTH GROVE, LYMINGTON SO41 3SW
Proposal:	Orangery to replace existing conservatory; rear single-storey extension for cloakroom
Decision:	Granted Subject to Conditions

NEW FOREST DISTRICT COUNCIL – CURRENT APPEALS

in Lymington and Pennington

Case Ref No.:	23/10897	Date Received:	25/08/23	Start Date:	
Appellant(s):	Mr Doe				
Site Address:	10 CONIFER CRESCENT, PENNINGTON, LYMINGTON SO41 8GF				

Proposal: Flat roof single-storey rear extension (Prior Approval Application)

Case Ref No.: 23/10018 **Date Received:** 26/10/2023 **Start Date:**

Appellant(s): Mr & Mrs Hutchinson

Site Address: OLD MANOR HOUSE, WOODSIDE LANE, LYMINGTON SO41 8FL

Proposal: Outbuilding
