



07 September 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 13 September 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 16 August 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 **Wednesday 18 October 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 16 August 2023 at 6.00pm**

<u>PRESENT:</u>	Councillors	Cllr King (Chairperson) Cllr Lewis Cllr Jearrad Cllr Loveless Cllr McCarthy (Deputy Mayor)
	Other Councillors	
	Officers	Lesley Way, Deputy Town Clerk
	Also Present	8 Members of Public

57. APOLOGIES

Received and accepted from Cllr Brindley, Cllr Penson, Cllr Gray and Cllr Davies

58. MINUTES OF PREVIOUS MEETING

Resolved: that the minutes of the Meeting held on 12 July 2023 be approved and signed as a correct record.

Proposed by Cllr McCarthy, seconded by Cllr Loveless. All in favour.

59. DECLARATIONS OF INTEREST

None declared.

60. PUBLIC SECTION

Members of public showed an interest in the following applications:

23/10699 and 23/10849: FORMER HSBC, 102-103 HIGH STREET, LYMINGTON SO41 9ZP

23/10784: MAYFLOWER HOTEL, KINGS SALTERN ROAD, LYMINGTON SO41 3QD

NEW FOREST DISTRICT COUNCIL - APPLICATIONS

Minute No.: 61
Application No.: 23/10009
Site: Court House, 1 Monmouth Mews, Church Lane, Lymington SO41 3RB
Proposal: Single-storey rear extension; raised planter (AMENDED REASON TO ADVERTISE)
Applicant: Ms Jermine
Decision: **PAR5: Accept decision reached by the District Council's Officers under their delegated powers.**

Minute No.: 62
Application No.: 23/10010
Site: Court House, 1 Monmouth Mews, Church Lane, Lymington SO41 3RB

Proposal: Single-storey rear extension; raised planter (Application for Listed Building Consent) (AMENDED REASON TO ADVERTISE)
Applicant: Ms Jermine
Decision: **PAR5: Accept decision reached by the District Council's Officers under their delegated powers.**

Minute No.: 63
Application No.: 23/10754
Site: 7 COWLEY ROAD, PENNINGTON, LYMINGTON SO41 9JR
Proposal: Roof alterations including dormers; first floor extension to front; two storey extension to rear; single storey extensions to front and rear; associated alterations to fenestration
Applicant: Hall
Decision: **PAR1: Recommend Permission.**

Minute No.: 64
Application No.: 23/10660
Site: DENDEMOYA, RIDGEWAY LANE, LYMINGTON SO41 8AA
Proposal: Alterations to existing building form to include front porch; rear single-storey extension; fenestration changes; roof alterations and formation of flat roof extension at first floor level to rear
Applicant: Mr & Mrs Lawton
Decision: **PAR1: Recommend Permission.**

Minute No.: 65
Application No.: 23/10760
Site: COURT LODGE NURSING HOME, COURT CLOSE, LYMINGTON SO418NQ
Proposal: Extension to house proposed passenger lift; fenestration alterations
Applicant: Colten Developments Ltd.
Decision: **PAR1: Recommend Permission.**

Minute No.: 66
Application No.: 23/10777
Site: 53 RAMLEY ROAD, PENNINGTON, LYMINGTON SO41 8GZ
Proposal: Freestanding oak frame carport, with one area to be clad as a lockable shed
Applicant: Ms Markby
Decision: **PAR2: Recommend Refusal**
- **Councillors noted the objection raised by the Senior Tree Officer.**

Minute No.: 67
Application No.: 23/10563
Site: THE GARDEN HOUSE, SCHOOL LANE, LYMINGTON SO41 9EJ
Proposal: Front and side boundary wall with gates (amendment to the design approved ref. 21/11429)
Applicant: Mr & Mrs Hiscox
Decision: **PAR1: Recommend Permission.**

Minute No.: 68
Application No.: 23/10699
Site: FORMER HSBC, 102-103 HIGH STREET, LYMINGTON SO41 9ZP
Proposal: Alterations to form restaurant at basement and ground floor level; kitchen extract flue & cellar extract; new double glazed aluminium bi-fold doors (Application for Listed Building Consent)
Applicant: Ms Adams
Decision: **PAR1: Recommend Permission.**

Minute No.: 69
Application No.: 23/10784
Site: MAYFLOWER HOTEL, KINGS SALTERN ROAD, LYMINGTON SO41 3QD
Proposal: Timber posts with festoon lights to pub garden (Retrospective)
Applicant: Butcombe Brewery Ltd
Decision: **PAR2: Recommend Refusal**

- **Loss of Privacy**
- **Impact on residential amenity - neighbours have counted 180 light bulbs.**

Minute No.: 70
Application No.: 23/10787
Site: 85 WAINSFORD ROAD, PENNINGTON, LYMINGTON SO41 8GG
Proposal: Car port
Applicant: Mr. Morris
Decision: **PAR1: Recommend Permission.**

Minute No.: 71
Application No.: 23/10833
Site: 58 LOWER BUCKLAND ROAD, LYMINGTON SO41 9DL
Proposal: Single-storey rear & side extension
Applicant: Mr Fitzgerald
Decision: **PAR5: Accept decision reached by the District Council's Officers under their delegated powers.**

Minute No.: 72
Application No.: 23/10835
Site: 4-5 ST THOMAS STREET, LYMINGTON SO41 9NA
Proposal: Works to car park including the installation of four electric vehicle charging bays with their own dedicated charging unit and associated lighting and electrical equipment
Applicant: BP PULSE
Decision: **PAR1: Recommend Permission.**

Minute No.: 73
Application No.: 23/10838
Site: 10 GILBERT CLOSE, LYMINGTON SO41 3PG
Proposal: Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)
Applicant: Mr Sandle
Decision: **Councillors Noted Report.**

Minute No.: 74
Application No.: 23/10841
Site: 23 BROAD LANE, LYMINGTON SO41 3QN
Proposal: Two-storey side & rear extensions; front extension; replace single-storey side extension
Applicant: Ms Brown
Decision: **PAR1: Recommend Permission.**

Minute No.: 75
Application No.: 23/10849
Site: 102-103 HIGH STREET, LYMINGTON SO41 9ZP
Proposal: Alterations to provide kitchen extract flue & cellar extract; new double glazed aluminium bi-fold doors

Applicant: Ms Adams
Decision: **PAR1: Recommend Permission.**

Minute No.: 76
Application No.: 23/10855
Site: GREENSLEEVES, SWAY ROAD, PENNINGTON, LYMINGTON SO41 8LP
Proposal: Additional storey (upward extension) (Prior Approval Application)
Applicant: Mrs Carvell
Decision: **PAR5: Accept decision reached by the District Council's Officers under their delegated powers.**

Minute No.: 77
Application No.: 23/10863
Site: 10 GILBERT CLOSE, LYMINGTON SO41 3PG
Proposal: Single-storey side extension with vaulted ceiling
Applicant: Mr Sandle
Decision: **PAR1: Recommend Permission.**

78. NEW FOREST – TREE WORK APPLICATIONS

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

79. NEW FOREST DISTRICT COUNCIL - DECISIONS

The list of Decisions since the last meeting were viewed.

80. APPEALS

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

81. NEXT MEETING

The next Town Council Planning Committee Meeting will be held on Wednesday 13 September 2023 at 6.00pm.

The meeting concluded at 7.08pm.

Date: **Chairperson's Signature:**

NEW FOREST DISTRICT COUNCIL - APPLICATIONS

Application No.:	23/10691	
Site:	Land South Of, Milford Road, Pennington, Lymington	
Proposal:	Reserved Matters Application pursuant to condition 1 and 3 of outline planning approval (Ref. 20/11192) for the approval of appearance, landscaping, layout, and scale for 90 dwellings (Use Class C3), associated and ancillary infrastructure, utilities, public open space and play areas, Alternative Natural Recreational Green Spaces; footpaths, landscaping and sustainable drainage systems. Vehicular access is to be taken from Milford Road, as approved under the outline planning approval (Ref: 20/11192).	
Applicant:	Bargate Homes Ltd	
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.:	23/10378	Re-Consultation
Site:	Crossways, Lower Pennington Lane, Pennington, Lymington SO41 8FT	
Proposal:	Demolition of existing house and erection of 4.no houses with access and parking	
Applicant:	Mr Vokes - Harnden Homes Ltd.	
Application No.:	23/10552	Re-Consultation
Site:	The Old School, The Square, Lymington SO41 8GN	
Proposal:	Alterations to building to accommodate new use as nursery school; window repairs; air conditioning units and unit enclosures (Application for Listed Building consent)	
Applicant:	Mr Kapila - Simkap (Childcare) limited	
Application No.:	23/10875	
Site:	OAKWOOD, 7 ROOKES LANE, LYMINGTON SO41 8FP	
Proposal:	Single-storey rear extension; demolition of existing conservatory	
Applicant:	Mrs Cull	
Application No.:	23/10877	
Site:	8 NEWBRIDGE WAY, PENNINGTON, LYMINGTON SO41 8BH	
Proposal:	Rear first floor dormer (Lawful Development Certificate that permission is not required for proposal)	
Applicant:	Hillyar	
Application No.:	23/10878	
Site:	8 NEWBRIDGE WAY, PENNINGTON, LYMINGTON SO41 8BH	
Proposal:	Single-storey extension replacing existing with new flat roof, part removal of garage and conservatory	
Applicant:	Hillyar	
Application No.:	23/10879	
Site:	FERN HOUSE, LOWER PENNINGTON LANE, PENNINGTON, LYMINGTON SO41 8FU	
Proposal:	Demolish existing lean-to carport; single-storey extension to north side; single-storey extension to south side; front and rear porch; external alterations	
Applicant:	Mr & Mrs Greaves	
Application No.:	23/10825	
Site:	81 HIGH STREET, LYMINGTON SO41 9ZW	
Proposal:	Alteration of single large window to two smaller windows; relocation of incoming gas pipe to front elevation; air source heat pump	
Applicant:	WESTFIELD PROPERTIES (HAMPSHIRE) LTD	
Application No.:	23/10826	
Site:	81 HIGH STREET, LYMINGTON SO41 9ZW	
Proposal:	Alteration of single large window to two smaller windows; relocation of incoming gas pipe to front elevation; air source heat pump (Application for listed building consent)	
Applicant:	WESTFIELD PROPERTIES (HAMPSHIRE) LTD	
Application No.:	23/10872	
Site:	Land at 5A HARFORD CLOSE, PENNINGTON, LYMINGTON SO41 8EX	
Proposal:	Erection of detached single storey dwelling with associated works	
Applicant:	Mrs Fry	

Application No.:	23/10888
Site:	ROUND BAYS, YALDHURST LANE, PENNINGTON, LYMINGTON SO41 8HD
Proposal:	Proposed garage
Applicant:	Mr & Mrs Chalcraft
Application No.:	23/10892
Site:	40 LENTUNE WAY, LYMINGTON SO41 3PF
Proposal:	Single-storey side extension; rear roof dormer to replace existing
Applicant:	Mr & Mrs Knight
Application No.:	23/10903
Site:	5 VITRE GARDENS, LYMINGTON SO41 3NA
Proposal:	Single-storey rear extension
Applicant:	Mrs Webber
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)
Applicant:	Mrs Cavell
Application No.:	23/10893
Site:	DE CLARES CLOSE, PENNINGTON, LYMINGTON SO41 8QR
Proposal:	Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)
Applicant:	Mrs Roe
Application No.:	23/10920
Site:	83 SOUTHAMPTON ROAD, LYMINGTON SO41 9GH
Proposal:	Roof repairs to prevent water ingress (Application for Listed Building Consent)
Applicant:	Ms Hyne
Application No.:	23/10937
Site:	55 WATERFORD LANE, LYMINGTON SO41 3PT
Proposal:	Car port with electric car charging
Applicant:	Mr & Mrs Sargeant
Application No.:	23/10901
Site:	PENNINGTON WOMENS INSTITUTE HALL, LODGE ROAD, PENNINGTON, LYMINGTON SO41 8HJ
Proposal:	Erection of four dwellings with associated access and parking; demolition of the existing building
Applicant:	Mr Vokes - Harnden Homes
Application No.:	23/10869
Site:	5 PENNINGTON CLOSE, PENNINGTON, LYMINGTON SO41 8EU
Proposal:	Part ground floor and first floor extension to side of existing property
Applicant:	Mr & Mrs Bradley

NEW FOREST NATIONAL PARK AUTHORITY - APPLICATIONS

Application No.:	23/00931FULL
Site:	Field, Land to the South Middle Common Road, Pennington, Lyminster, SO41 8LF
Proposal:	Hay Barn
Application No.:	23/01068FULL
Site:	MYRTLE COTTAGE, SWAY ROAD, PENNINGTON, LYMINGTON, SO41 8LP
Proposal:	Replacement outbuilding

TREE WORK APPLICATIONS

Application No.:	TPO/23/0398
Site:	2 VICTORIA PLACE, LYMINGTON SO41 3TD
Proposal:	T8 Oak - reduce lateral branches over the garden by 1.5m and thin remaining canopy by up to 10%
Reason:	To increase light to garden and house tree encroaching over garden
Application No.:	TPO/23/0406
Site:	TIDES, 5 WATERFORD LANE, LYMINGTON, SO41 3PT

Proposal:	T2 - English Oak - Reduce branches growing on Easterly aspect and crown lift to 4m over property. Branches over property – Routine Maintenance of Urban tree. T1 - English Oak - Reduce branches growing on
Reason:	T2 - Southeast aspect over property back by 1.5m from the tips inwards. T1 - Routine maintenance of urban tree
Application No.:	TPO/23/0422
Site:	2A QUEEN ELIZABETH AVENUE, LYMINGTON, SO41 9HP
Proposal:	T1 - Norway Maple 'Crimson King' - crown reduce by 2-3m all round (back to previous pruning points) T2 – Norway Maple – tip reduce lateral branches on northern side (house-side) by 2m. T3 – Acacia - crown reduce by 2-3m all round (back to previous pruning points). Reduce limb growing towards roof and guttering (north-western side) by 3-4m. Remove dead stub from over drive (south-eastern side).
Reason:	The works are for general maintenance and to ensure the trees do not outgrow their location. It is planned to repeat the works on a regular basis (about every 3-5 years). For all trees – tip reduce any branches that are close to or touching telephone wires (to provide 500mm clearance where needed).

NEW FOREST DISTRICT COUNCIL - DECISIONS

Application No.:	23/10628
Site:	101 WAINSFORD ROAD, PENNINGTON, LYMINGTON SO41 8GG
Proposal:	Variation of condition 2 of planning permission 22/10862 to allow for the substitution of carports with detached garages
Decision:	Granted Subject to Conditions
Application No.:	23/10838
Site:	10 GILBERT CLOSE, LYMINGTON SO41 3PG
Proposal:	Single-storey rear extension (Lawful Development Certificate that permission is not required for proposal)
Decision:	Was Not Lawful
Application No.:	23/10897
Site:	10 CONIFER CRESCENT, PENNINGTON, LYMINGTON SO41 8GF
Proposal:	Flat roof single-storey rear extension (Prior Approval Application)
Decision:	GPD Refused
Application No.:	23/10114
Site:	95 HIGH STREET, LYMINGTON SO41 9AP
Proposal:	Restoration and modification work to the shopfront and building facade; replacement glazing and timber framing to shopfront and installation of new door, painted finish; repairs to render at first and second floor level of building facade and also new proposed render and painted finish to cover shopfront brickwork and ground floor level; proposed replacement signage to fascia and hanging sign; repair 4x sash windows to front elevation (Application for Listed Building Consent)
Decision:	Granted Subject to Conditions
Application No.:	23/10700
Site:	64 HIGH STREET, LYMINGTON SO41 9AL
Proposal:	Partial removal and reconstruction of leaning boundary wall (Application for Listed building consent)
Decision:	Granted Subject to Conditions
Application No.:	23/10711
Site:	32 BELMORE ROAD, LYMINGTON SO41 3NT
Proposal:	Porch alteration: side extension replacing existing outbuilding to form ancillary accommodation
Decision:	Granted Subject to Conditions
Application No.:	23/10811
Site:	GREENSLEEVES, SWAY ROAD, PENNINGTON, LYMINGTON SO41 8LP
Proposal:	Single storey rear extension (Prior Approval Application)
Decision:	GPD Approved
Application No.:	23/10754

Site:	7 COWLEY ROAD, PENNINGTON, LYMINGTON SO41 9JR
Proposal:	Roof alterations including dormers; first floor extension to front; two-storey extension to rear; single-storey extensions to front and rear; associated alterations to fenestration
Decision:	Granted Subject to Conditions
Application No.:	23/10529
Site:	ENGINEERING AND DEVELOPMENT LTD, GOSPORT STREET, LYMINGTON SO41 9BB
Proposal:	Use of unit for Use Class E retail purposes (Lawful Development Certificate that permission is not required for proposal)
Decision:	Withdrawn by Applicant
Application No.:	23/10341
Site:	YALDHURST, YALDHURST LANE, PENNINGTON, LYMINGTON SO41 8HE
Proposal:	Fenestration alterations; reduction in the height of the existing external roof access door; internal alterations (Application for listed building consent)
Decision:	Granted Subject to Conditions
Application No.:	23/10340
Site:	YALDHURST, YALDHURST LANE, PENNINGTON, LYMINGTON SO41 8HE
Proposal:	Fenestration alterations; reduction in the height of the existing external roof access door
Decision:	Granted Subject to Conditions
Application No.:	23/10777
Site:	53 RAMLEY ROAD, PENNINGTON, LYMINGTON SO41 8GZ
Proposal:	Freestanding oak frame carport, with one area to be clad as a lockable shed
Decision:	Granted Subject to Conditions