

## BURLEY PARISH COUNCIL

Draft Minutes to be approved on 12<sup>th</sup> September 2018

**Present** Cllr R Clarke (Chairman), Cllr N Martin, Cllr J Kendall

**Date** Wednesday 15th August 2018

**Opened at** 9.30 a.m. Closed at 10.30p.m.

**Subject** Burley Parish Council Planning Committee meeting

**1 Public Participation** None

**2 Apologies** Cllr P Daubeney, Cllr V Johnstone, the Parish Clerk

**3. Declarations of Interest** None

### 4. Noting of recent decisions

Decisions communicated by the NF National Park Authority since the Parish Council monthly meeting of 11<sup>th</sup> July 2018: -

Application No. & Date	Address	Proposal	BPC Recommendation	NFNPA Decision
18/00255 21.05.18	Burley Stores, Ringwood Road	Two storey extension	R5 – NPOs to decide	Refused 16.07.18
18/00343 23.05.18	Marl House, Burley Street	One & two storey extensions; dormer window; porch (demolition of conservatory)	R5 – NPOs to decide	Withdrawn 13.07.18
18/00393 30.05.18	Sandy Shoot Cottage, 20, Honey Lane	Replacement stable block , hardstanding; post & rail fencing; demolition of existing stables, haybarn & shelter	R1 – Permission	Refused 25.97.18
18/00342 11.06.18	The Beeches, Forest Road	Roof alterations to existing garage	R5 – NPOs to decide	Granted 02.08.18
18/00431 21.06.18	Nelrose, Pound Lane	Retention of Summerhouse	R5 – NPOs to decide	Granted 07.08.18

Councillors also noted following recent **2 Appeal decisions made by Planning Inspectors**: - The Appeal against Refusal of PA No.17/00545 by NFNPA for a New Dwelling; Demolition of 4 agricultural buildings on Land of Manor Farm, off Forest Road was Dismissed by a Planning Inspector on 24<sup>th</sup> July 2018 after the consideration of Written Representations.

The Planning Inspector's Report indicated she had little difficulty in quickly arriving at the same conclusion as Burley villagers, BPC and the NFNPA.

The Appeal against an Enforcement Notice served by NFNPA upon the owners of Meadow View Cottage (formerly 'Torbay'), Pound Lane was Allowed and the Notice Quashed by another Planning Inspector on 19<sup>th</sup> July 2018 (with partial award of costs to the appellants). This was on the basis that such a structure came within the *Permitted development rights for householders* prescribed by the General Permitted Development Order 2015 under the Town & Country Planning Acts i.e. a form of residential development for which Planning Permission is not required.

It concerned the construction without specific permission of a 3-sided, single storey structure some 29cm (11.4 ins) behind the existing house and not attached to it. This was termed a 'Garden Room' by the appellants and as a 'Conservatory' by the Planning Authority.

The Inspector commented that: "*Whilst a casual observer might perceive the garden room as an extension to the dwelling and not as a free-standing structure, this does not outweigh the fact that the structure is not physically 'attached' to the extension, albeit that it is adjacent to it.*"

## 5 Consideration of Planning Applications

The meeting then considered the following new applications and agreed its recommendations accordingly: -

Application No. & Date	Address	Proposal	Deadline for BPC Response	BPC Recommendation
18/00498 17.07.18	Burley Yard, Land adjacent to Burley Depot, Lyndhurst Road	Use of building as base for PEDALL NF inclusive Cycling for storage & maintenance of adapted cycles incl. siting of disabled WC pod	21.08.18	R1 - Permission
18/00516 .18	1 Rubbles Edge, Castle Hill Lane	Summerhouse; removal of existing shed	24.08.18	R5 – NPOs to decide
18/00494 24.07.18	Paddock House, Bisterne Close	Outbuilding, creation of access; 2m. high entrance gate; post & rail fence with 1.5 m. high gate; associated landscaping (demolition of existing outbuilding		R5 – NPOs to decide (subject to seeing Officer's Briefing Notes)
18/00549 18.07.18	Paddock House, Bisterne Close	Swimming Pool	22.08.18	R5 – NPOs to decide (subject to seeing Officer's Briefing Notes)
18/00521 24.07.18	Randalls Farm / Oak Bank, Randalls Lane	2 No. Dwellings; 2 No. outbuildings; alterations to existing access; new brick walls & fencing; associated landscaping (Demolition of existing 2 No. dwellings and out buildings)	28.08.18	R5 – NPOs to decide
18/00573 01.08.18	Fallow Fields, Lyndhurst Road	Studio/Pool House	05.09.18	R2 - Refusal

Cllr. Clarke would forward the agreed planning responses to NFNPA by email in the usual way.

## 6. Urgent Business

The Chairman brought to councillors' attention **recent notices of 2 Tree Preservation Orders**:-

a). TPO/0024/18 Land of Lester Cottage, Mill Lane. This concerns 4 Oak Trees situated close to the cottage which had been the subject of Tree Works Application CONS/18/0591 for their felling. (A planning application for demolition of the cottage and its replacement with a new dwelling had also recently been refused.)

b). TPO/0025/18 Land East of Ringwood Road. This concerns 3 Oaks and a Field Maple tree situated on or adjacent to the track to the east of Ringwood Road. These had been the subject of Tree Works Application CONS/18/0625 for the felling of an Oak and 'Ash' amongst this group of trees. They are alleged to be obstructing the track that serves a number of separately owned paddocks. These were partially sub-divided some while back to form areas of pasture outwith the ownership of the current track proprietor

In view of the ecological significance and visual amenity of this group of trees within the context of the village landscape, it was agreed that the Chairman should write a letter to NFNPA in support and endorsement of the authority's TPO action in these circumstances.

**The meeting closed at 10.30a.m.**

**Date of next meeting will be Wednesday 12<sup>th</sup> September at 6.30pm in Myrtle Hall in the usual context of the full monthly meeting.**

