

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 25th JANUARY 2021 AT 7.00 PM
VIA VIDEO CONFERENCE**

Present: John Korbey (JK) Chairman
Ros Bowles (RB) Russell Horne (RH)
Pauline Mueller (PM) John Wingham (JW)
Kevin Whittle (KW) Richard Wolstenholme (RW)
Mina Beckett (MB) Planning & Communications Officer

and 6 members of the public

Public Presentments

Woodruffe, Meerut Road (20/00760): The applicant explained the proposal to create an art studio above the existing garage by raising the ceiling height and adding a large window for light and ventilation. The Juliet balcony is intended less as a design feature than as a safety measure to prevent the applicant's grandchildren from falling from the window. There is no intention for the outbuilding to be used as holiday accommodation and the applicant would be happy to have a Planning condition imposed accordingly.

Land at Highwood Road (20/00891): The applicant spoke in support of the application which would contribute towards the need in the village for small dwellings. Local Plan criteria and surrounding conditions have changed significantly since the last application was made to develop this site and the majority of neighbouring residents are supportive of the proposals. Some concerns have been raised that the character of Highwood Road would be negatively impacted by the development, however, it is a busy road with regular and intensive use of the Village Hall and nearby Doctors' Surgery and new properties have been built at the top of the road.

Neighbouring residents from Partridge Road spoke in opposition to the development and noted that multiple applications on this site have been refused and twice rejected at Appeal. They consider that the reasons for these refusals remain valid and that the development would adversely affect the unique and rural character of Highwood Road. The Village Hall and other buildings are used for community purposes and are quiet for much of the time and they are concerned that the development would damage the quiet character of the area and introduce the principle of development on the north side of the road where there is currently only garage access to properties in Partridge Road, making it difficult to resist applications for further developments and result in undesirable sub-division of the large rear gardens in Partridge Road. They are further concerned that their bedroom window will look directly into the rear windows and garden of the development with attendant loss of privacy to both properties. They noted that the application refers to development in Highwood Road in recent years, however, it was contended that the properties built on land belonging to Eden Lodge are screened behind hedgerows and mature trees and are accessed via Sway Road. Further dwellings have been constructed at the top of Highwood Road but these are adjacent to the railway line and have little corresponding impact on the character of the surrounding area. Finally, they noted that although there are no protected trees on the plot, the root protection area of an oak tree in their garden would be affected by the foundations of the proposed building.

Surrey Lodge, Meerut Road (20/00930): The applicants spoke in support of the proposal to extend this Edwardian villa and replace the mock-Victorian conservatory which is not sympathetic to the main building. The house faces the open forest and is in the Conservation Area and it is the owners' wish to preserve its character and retain and restore the period features wherever possible whilst making the property more conducive to modern family living.

21/01 Apologies for Absence: None

21/02 Declarations of Interest: RW declared an interest in 20/00891 (Land at Highwood Road) and took no part in the decision-making for this application.

21/03 Minutes of last meeting: The minutes of the meeting held via video conference on 21st December 2020 were agreed as a correct record.

21/04 Matters Arising:

Guidance Notes for Members of the Public: Planning Committee Process: The Planning & Communications Officer advised that a link to this document has been added to the Planning page of the Parish Council's website.

Dust Management Plan for Squirrels, Lyndhurst Road (20/00271): The Planning & Communications Officer reported that a response had been sent to Marion Burden of Sutton place to advise that any construction activities not in accordance with Condition 13 of the Planning Consent should be advised to NFNPA Development Control.

Bus Parking at Brockenhurst College: The Planning & Communications Officer advised that the bus operator's licence had been extended to allow parking for up to eight vehicles at Brockenhurst College. Whilst it is understood that the process for applying for an Operator's Licence is not a Planning matter, the issue has been advised to the Enforcement Team who have confirmed that it is under investigation. **Action: MB to contact Traffic Commissioner to clarify whether the application to use Brockenhurst College as an operating centre was advertised in the local press for 28 days in accordance with regulations and to advise that Lymington Bus Station should be removed from the licence as it has been redeveloped for housing.**

21/05 Planning Applications:

Appl No: 00760
Proposal: First Floor Extension to Existing Outbuilding (Amended Plans)
Property: Woodruffe, Meerut Road
Comments: 1. We support this application but would accept the Planning Officer's decision. We would like to see a condition imposed to prevent the building's use as ancillary habitable accommodation.

Appl No: 00891
Proposal: Single Storey Dwelling with Attached Carport
Property: Land at Highwood Road
Comments: 2. We object to this application but would accept the Planning Officer's decision. We are concerned that the development will set a precedent for further sub-division of plots in Partridge Road which will alter the rural character of the north side of the road. We are further concerned to ensure that parking spaces are maintained opposite the site to serve the Village Hall, Doctors' Surgery and other community facilities. We would welcome

advice from the Tree Officer as to how the root protection area of trees situated on neighbouring plots would be protected as part of any proposed construction works.

Appl No: 00922
Proposal: Two Storey Rear Extension; Single Storey Front Extension; Alterations to Fenestration
Property: Vancouver, Partridge Road
Comments: 1. We support this application but would accept the Planning Officer's decision. It was noted, however, that the absence of a location plan, design and access statement, full proposed elevations and firm commitments to match the 'intentions' set out in the sustainability statement make it difficult to properly assess this application.

Appl No: 00930
Proposal: Single Storey Side Extension; Demolition of Existing Conservatory; Alterations to Existing Outbuilding
Property: Surrey Lodge, Meerut Road
Comments: 3. We support this application.

Appl No: 00941
Proposal: Single and Two Storey Extension; Alterations to Doors and Windows; Roof Alterations; Removal of 1 No. Chimney
Property: Ivydene, 9 Tattenham Road
Comments: 3. We support this application but reserve the right to review our decision on receipt of Planning Officer comments.

Appl No: 00944
Proposal: Single Storey Side and Rear Extensions; Window; Cladding; Render
Property: Watersplash House, The Rise
Comments: 2. We object to this application but would accept the Planning Officer's decision. We have concerns that the proposed rooflights and increase in the amount of glazing will cause light pollution contrary to the National Park's dark skies policy and have a negative impact on the adjacent Conservation Area.

Appl No: 00951
Proposal: Outbuilding
Property: The Spinney, Setley
Comments: 5. We would accept the Planning Officer's decision.

21/06 Correspondence:

The following items of correspondence were discussed:

- (a) NFNPA Enforcement and Tree Works Lists
- (b) Email and copy correspondence from neighbouring residents objecting to Application Ref. 20/00891 (Land at Highwood Road).

- (c) Email from the Applicant re. their Application Ref. 20/00930 (Surrey Lodge, Meerut Road).
- (d) Email from the Applicant re. amended plans for her Application Ref. 20/00760 (Woodruffe, Meerut Road).
- (e) Correspondence regarding Unauthorised Signage at St Andrews, Rhinefield Road and Field Head, Waters Green – the Planning Enforcement Team have confirmed that they are undertaking investigations.
- (f) Notification from NFDC Policy & Plans Team of consultation on the draft Mitigation for Recreational Impacts on New Forest European Sites Supplementary Planning Document (SPD). The SPD does not propose new policy but provides support to the Council's Local Plan 2016-2036 and sets out an approach to be applied to residential development to secure appropriate mitigation of recreational impacts on the designated New Forest sites. It will replace the previous version of the document adopted by the Council in June 2014. The consultation period commenced on 8th January and will run for six weeks until the end of 21st February 2021.
- (g) Email from NFNPA Development Control regarding the Planning Inspectorate Appeal Hearing for New Forest Activity Centre, Rhinefield Road (19/00623) taking place on 24th February. It was agreed that the Committee would make a submission to the Appeal hearing to confirm support for application. **Action: RH to draft an Appeal submission for agreement with JK. MB to advise NFNPA that RH and JK will be attending the Appeal Hearing and making a submission.**

21/07 Any Other Items

Brookwood, Sway Road (20/00620): JK advised that this application was discussed at the recent NFNPA Planning Committee and approved subject to confirming satisfactory drainage arrangements. The Parish Council has been advised to lobby Hampshire County Council (who have responsibility for flood management) to ensure that our concerns (which are shared by neighbouring residents) are taken into account, calling upon local experts as appropriate. **Action: JK to discuss approach with Parish Council Chairman.** It was noted more generally that there is a need to remind residents of their riparian responsibilities to ensure that drains and ditches are kept clear to prevent flooding, particularly in view of the recent and forecast wet weather and it was suggested that this could be promoted via the noticeboard, homepage of the website and by posting a notice in the Parish Council Office window. **Action: MB to discuss with Parish Clerk.**

Land at Armstrong Lane (20/00022): It was noted that the application for a dwelling, fencing and associated works and landscaping at the site as been dismissed on Appeal.

2 Forest View, Martins Road (20/00784): It was noted that partial demolition of this property had been undertaken by the applicants in contravention of Planning conditions and that this is under investigation by the Planning Enforcement Team.

Feedback on Planning Committee: JK noted that the Parish Council Chairman had received an email from Tim Hicks thanking the Parish Council Planning Committee for excellent service at both the PC Planning Committee meeting and subsequent representation at NFNPA Planning Committee.

21/08 Date of Next Meeting: Monday 22nd February 2021 at 7.00 pm.

The meeting closed at 8.30 pm.