

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 22nd MARCH 2021 AT 7.00 PM
VIA VIDEO CONFERENCE**

Present: Russell Horne (RH) Chairman
Ros Bowles (RB) John Korbey (JK)
Pauline Mueller (PM) John Wingham (JW)
Kevin Whittle (KW) Richard Wolstenholme (RW)
Mina Beckett (MB) Planning & Communications Officer
and 5 members of the public

Public Presentments

Land at Highwood Road (21/00212): The Agent spoke in support of the amended application. The positions of the car port and house have been reversed so that the building is further from the oak tree in the neighbouring garden and the height of the dwelling has also been reduced. As this is a single-storey development there are no issues with overlooking or overshadowing and double yellow lines mean that there will be no parking on the road opposite the development. It is the Agent's view that granting this application will not set a precedent for the remainder of the road since it differs from other sites having no trees nor established hedgerows to the front elevation. Highwood Road is not included in the Brockenhurst Conservation Area due to the modern buildings and large car park and no objections have been received from the Conservation Officer, Tree Officer nor Highways. Many neighbours have expressed support for the proposal as have Friends of Brockenhurst.

A neighbouring resident spoke in objection to the application. They contend that previous applications to develop this site have been refused and dismissed at Appeal and that circumstances have not fundamentally changed in the meantime. They remain concerned that the building will result in a loss of privacy and amenity and will alter the semi-rural character of Highwood Road, introducing housing on the north side of road where there is currently none and making it difficult to resist future applications. They are further concerned that the development is not consistent with existing nearby housing density and that the construction of the access driveway will result loss of the verge which is important to retain as grazing land. With respect to design, they note that, although reduced, the height of the building remains at least 1m taller than nearby bungalows in Partridge Road and consider that the dwelling will appear bulky and incongruous on the plot. Finally, they consider that the excavations and foundations of the driveway, car port and house will have a detrimental impact on the mature oak tree in the corner of their garden.

21/18 Apologies for Absence: None

21/19 Declarations of Interest: RW declared an interest in 21/00212 (Land at Highwood Road) and took no part in the discussion nor decision-making for this application.

21/20 Minutes of last meeting: The minutes of the meeting held via video conference on 22nd February 2021 were agreed as a correct record.

21/21 Matters Arising:

Bus Parking at Brockenhurst College: The Planning & Communications Officer advised that an application has been made to the Traffic Commissioner's Officer for the Parish Council to receive email notifications of any local Operating Centre applications.

Planning Inspectorate Appeal – New Forest Activity Centre, Rhinefield Road: The Appeal was successful and it was pleasing to note that many of the Parish Council's arguments are reflected in the Inspector's report. It was noted that the Applicants have sent an email thanking the Parish Council for their support.

21/22 Planning Applications:

Appl No: 00084
Proposal: Replacement Conservatory; 1 No. Replacement Window
Property: Riverside Cottage, Butts Lawn
Comments: 3. We support this application. We reserve the right to review our decision on receipt of Planning Officer comments.

Appl No: 00154
Proposal: First Floor Extension; Front Infill Extension; Front Gable; Porch; Alterations to Dormer Roofs; Side Oriel Window at First Floor; Window Alterations; 2 No. Rooflights; Extend Terrace to Rear
Property: Woodlands, The Rise
Comments: 3. We support this application, however, we have some concerns regarding increased light pollution from the additional windows. We would welcome a condition requiring a construction management plan to ensure that newly restored verges in The Rise are not damaged and that neighbouring amenity is preserved as far as possible during the course of the works.

Appl No: 00163
Proposal: Single Storey Extension; 5 No. Additional Windows
Property: 26 Rhinefield Close
Comments: 3. We support this application.

Appl No: 00164
Proposal: Residential Development of 9 No. Dwellings Consisting of 1 No. Detached House, 7 No. Terraced Houses and 1 No. Flat Above Garage Block; Garage Block; Bin Store; Bike Store; Parking and Associated Landscaping; Demolition of Industrial Buildings
Property: Former Redmayne Engineering Works, Station Approach
Comments: 4. We object to this application. The loss of an employment site within Brockenhurst and there is anecdotal evidence to suggest a shortage of commercial / business sites locally. We further consider that this proposal represents overdevelopment of the site with insufficient parking to accommodate the additional residential units: 26 parking spaces for 18 properties is woefully inadequate and will result in overspill parking in local roads with associated loss of neighbouring amenity. There is also no

provision for charging of electric vehicles nor sustainability report to support the application.

Appl No: 00175
Proposal: Replacement First Floor Rear Dormer Windows
Property: Mistletoe Cottage, Waters Green
Comments: 1. We support this application but would accept the Planning Officer's decision. We reserve the right to review our decision on receipt of Planning Officer comments.

Appl No: 00176
Proposal: Replacement First Floor Rear Dormer Windows (Application for Listed Building Consent)
Property: Mistletoe Cottage, Waters Green
Comments: 1. We support this application but would accept the Planning Officer's decision. We reserve the right to review our decision on receipt of Planning Officer comments.

Appl No: 00193
Proposal: Roof Alteration to Outbuilding
Property: Fulford House, Fathersfield
Comments: 3. We support this application. We reserve the right to review our decision on receipt of Planning Officer comments.

Appl No: 00212
Proposal: Single Storey Dwelling with Attached Car Port
Property: Land at Highwood Road
Comments: 1. We support this application but would accept the Planning Officer's decision. We reserve the right to review our decision on receipt of Planning Officer comments.

Appl No: 00215
Proposal: Outbuilding
Property: Sorrel Beck, Rhinefield Road
Comments: 1. We support this application but would accept the Planning Officer's decision. We reserve the right to review our decision on receipt of Tree Officer comments.

Appl No: 00740
Proposal: Single Storey Extension; 1 No. Window; Single Storey Detached Garage; Demolition 2 No. Outbuildings (AMENDED PLANS)
Property: The Cottage, Martins Road
Comments: 2. We object to this application but would accept the Planning Officer's decision. Although we consider this to be an improvement on the previous proposal, we remain of the view that the garage is excessive in size and is not in-keeping with the cottage nor its surroundings.

21/23 Correspondence:

The following items of correspondence were discussed:

- (a) NFNPA Enforcement and Tree Works Lists. The trees being pruned / fell in Broadlands are a cause for concern to local residents and it does not seem right to take trees down unless they present a hazard. It is accepted that they may need to be pruned but they should not be felled unnecessarily. Whilst in some cases trees are removed because they are not native species to the New Forest, the Committee's view is that climate change means that they should be retained as far as possible.
- (b) Copy Correspondence from Mr P Pearse to NFNPA re. Felling of Trees Covered by TPO/21/0103 – Committee members agreed with Mr Pearse's comments and are concerned to ensure that trees are not felled without valid reason for reasons of community amenity and climate change, even if they are non-native species. **Action: MB to raise with NFNPA Tree Officer**
- (c) Email from NFDC re. Withdrawal from Potential Affordable Housing Development Site, Mill Lane
- (d) Email from NFNPA re. Confirmation of TPO/0001/21
- (e) Email from Applicants re. 21/00060 (Two Oaks, Balmer Lawn Road)
- (f) Former Redmayne Engineering Site, Station Approach (21/00164):
 - Copy objection letter from Neighbouring Resident to NFNPA
 - Copy objection letter from Latchmoor Court Residents' Association to NFNPA
 - Copy objection letter from Friends of Brockenhurst to NFNPA
- (g) Land at Highwood Road (21/00212)
 - Email from Agent explaining the proposal
 - Objection email from Neighbouring Resident
- (h) Notification from NFDC Licensing Services re. Variation in Premises Licence (Ref. LICPR/05/00358) for New Park Manor Hotel – Committee members were concerned that it was unclear what would change under the proposed licence variation and what the implications may be for the number, scale and nature of events at the site (risk of detrimental impact on the quiet enjoyment of the surrounding forest by animals, residents and visitors. **Action: MB to clarify with NFDC Licensing Team**

21/24 Any Other Items

It was noted that items of correspondence were regularly received close to the meeting date which did not give sufficient time for them to be circulated and reviewed. It was agreed that the wording of the Agenda and Planning page of the website would be amended to change the deadline for receipt of comments to noon on the preceding Friday.

21/25 Date of Next Meeting: Monday 26th April 2021 at 7.00 pm.

The meeting closed at 8.40 pm.