

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF  
BROCKENHURST PARISH COUNCIL HELD ON  
MONDAY 26th APRIL 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 3 members of the public

### **Public Presentments**

Loss of Retail Units: It was noted that the application to convert 33 Brookley Road from retail to office accommodation was withdrawn at the advice of the NFNPA Planning Officer since it is permissible under extant Planning regulations. Councillors were unconvinced of the argument that no other suitable accommodation is available, not least since at the present time there are two office units available in the village.

Councillors expressed concern that any further loss of retail units will undermine the long-term economic viability of Brookley Road shops to the detriment of the village. Concerns were also raised that Planning permission had been given in the past to split shops into smaller units resulting in insufficient floor space to sustain trading. The Government has created a 'Future High Streets Fund' aimed at regenerating high streets and it was felt to be important for Brockenhurst and other New Forest villages to seek to take advantage of this.

Councillors consider that Brockenhurst is fortunate to have two anchor stores (Co-Op and Tesco) as well as benefitting from seasonal tourist trade so should be able to support the current number of retail units as a minimum. Going forward, it is expected that there may be additional demand for retail space, such as for permanent accommodation for the charity shop experiment currently operating on a trial basis at the Village Hall and other community and/or commercial initiatives including recycling and repair shops.

Stephen Tarling noted that the changes to regulations have been made by central Government and the NFNPA is keen to preserve the character and economic viability of the New Forest.

**Action: JK to write to the NFNPA Planning Committee (copied to Stephen Tarling and other SW Quadrant members) to express concerns at the ongoing loss of retail accommodation.**

NFNPA Design Guide: Stephen Tarling noted that the NFNPA design guide is being rewritten and a consultation will follow shortly. Light pollution is a hot topic at NFNPA and any comment Brockenhurst Parish Council cares to make on this will be particularly welcome.

Swaylands, Knowle Road (21/00294/95): The applicant spoke in support of the proposal to extend the garage and main dwelling. He clarified that existing rooflights were being replaced rather than new ones added, however, a new lantern roof was being added to the conservatory.

Brook Lodge, Martins Road (21/00296): The applicant explained the background to the proposals to add dormers to the front elevation of the property. The floor space of the house

has been reduced slightly to allow additional living space in the attic. The dormer windows are needed to make the room usable as a bedroom but also to provide a secondary means of escape in the event of a fire. There are other properties in the village with dormer windows including one nearby at Waters Green and every effort is being made to select materials which are in-keeping with neighbouring properties and the Conservation Area.

**21/26 Apologies for Absence:** None

**21/27 Declarations of Interest:** None

**21/28 Minutes of last meeting:** The minutes of the meeting held via video conference on 22nd March 2021 were agreed as a correct record.

**21/29 Matters Arising:**

Broadlands – Tree Felling: The Tree Officer has confirmed that this application has been reviewed and has resulted in pruning and ongoing management rather than felling of these trees.

New Park Manor Hotel – Licence Variation: No response has yet been received from the NFDC Licensing Services Team to our enquiries. **Action: MB to chase**

Planning Officer Comments: Comments were received after the 22nd March meeting in respect of the following applications:

- (a) Mistletoe Cottage, Waters Green – Replacement First Floor Dormer Windows (00175/00176)
- (b) Fulford House, Fathersfield – Roof Alteration to Outbuilding (00193)
- (c) Land at Highwood Road – Single Storey Dwelling with Attached Car Port (00212)
- (d) Sorrel Beck, Rhinefield Road – Outbuilding (00215)

It was agreed that no changes were required to the Committee's comments.

**21/30 Planning Applications:**

Appl No: 00013  
Proposal: 1 No. Fascia Signage to Charging Point (Application for Advertising Consent) AMENDED PLANS  
Property: The Huntsman of Brockenhurst, Lyndhurst Road  
Comments: 1. We support this application but would accept the Planning Officer's decision.

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Appl No: 00017  
Proposal: 1 No. Electric Vehicle Charging Point and Cable Route; 2 No. Feeder Pillars; 1 No. Bollard; Removal 2 No. Non-Illuminated Post-Mounted Fascia Signs AMENDED PLANS  
Property: The Huntsman of Brockenhurst, Lyndhurst Road  
Comments: 2. We object to this application but would accept the Planning Officer's decision. The prominent position of the charging points is not in-keeping with this listed building and the Conservation Area.

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Appl No: 00179  
Proposal: Single Storey Side Extension  
Property: Fairford House, Lyndhurst Road  
Comments: 1. We support this application but would accept the Planning Officer's Decision. We are concerned that the proposed flat roof is not in-keeping with the non-designated heritage asset and wider Conservation Area.

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Appl No: 00236  
Proposal: Outbuilding  
Property: Little Oak Barn, Sway Road  
Comments: 3. We support this application.

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Appl No: 00237  
Proposal: Outbuilding (Application for Listed Building Consent)  
Property: Little Oak Barn, Sway Road  
Comments: 1. We support this application but would accept the Planning Officer's decision.

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Appl No: 00261  
Proposal: Proposals to Facilitate the Conversion to Residential Use Consisting of Bin Store; Alterations to Doors, Windows and Rooflights; Terrace; Balcony  
Property: 7-9 Hayters Court, Grigg Lane  
Comments: 2. We object to this application but would accept the Planning Officer's decision. We note that no information has been provided on offsetting of nitrates due to the conversion of this property from commercial to residential accommodation. We are concerned that the proposed balconies will lead to overlooking of neighbouring properties and attendant loss of amenity.

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Appl No: 00271  
Proposal: Replace Top Covers of Pit; Wooden Fence Post  
Property: Land Off Tiptoe Road (Opposite the Old Bakery)  
Comments: 4. We object to this application. We are concerned that the addition of a wooden fence negatively impacts upon the character and appearance of the SSSI.

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Appl No: 00279  
Proposal: Garage  
Property: Drift House, Brownhill Road, Wootton  
Comments: 3. We support this application.

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Appl No: 00294  
Proposal: Extension to Detached Garage  
Property: Swaylands, Knowle Road  
Comments: 3. We support this application.

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Appl No: 00295  
Proposal: Alterations to Fenestration and Rooflights  
Property: Swaylands, Knowle Road  
Comments: 3. We support this application.

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Appl No: 00296  
Proposal: Application to Vary Conditions 2 and 5 of Planning Permission 19/00770 for Replacement Dwelling; Demolition of Existing Dwelling and Outbuilding to Allow Minor Material Amendments  
Property: Brook Lodge, Martins Road  
Comments: 3. We support this application. We reserve the right to amend our decision on receipt of Conservation Officer comments.

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Appl No: 00297  
Proposal: 1 No. Outbuilding; Connecting Arbour; Hardstanding; Log Store; Remove Existing Outbuilding  
Property: Meadow End, Armstrong Lane  
Comments: 3. We support this application.

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Appl No: 00305  
Proposal: Single Storey Extensions; Outbuilding; Alterations to Doors and Windows  
Property: Little Orchard, Aldridge Hill  
Comments: 1. We support this application but would accept the Planning Officer's decision. We are concerned to ensure that light pollution from the extension is minimised in this forest-fronting setting in accordance with Local Plan Policy SP15. The choice of colour for the outbuilding roof will need to be carefully considered to ensure it remains in-keeping with its surroundings. We reserve the right to review our decision on receipt of Tree Officer comments.

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Appl No: 00311  
Proposal: Single Storey Extension; 1 No. Rooflight  
Property: Forestside, 10 Whitemoor Road  
Comments: 1. We support this application but would accept the Planning Officer's decision. We are concerned to ensure that light pollution from the extension is minimised from the new lantern roof and rooflight in accordance with Local Plan Policy SP15.

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Appl No: 00362  
Proposal: Single Storey Extensions; Dormer Window; Juliette Balcony (Application for a Non-Material Amendment to Planning Permission 15/00235)  
Property: Daisies, Armstrong Road  
Comments: 1. We support this application but would accept the Planning Officer's decision. We reserve the right to amend our decision on receipt of Planning Officer comments.

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Appl No: 00373  
Proposal: Application to Vary Condition 2 of Planning Permission 20/00620 for 2 No. Detached Bungalows; Fence; Cattle Grid; Alterations to Driveway and Parking; Demolition of Existing Dwelling and Outbuilding  
Property: Brookwood, Sway Road  
Comments: 1. We support this application but would accept the Planning Officer's comments. We reserve the right to amend our decision on receipt of Planning Officer comments.

### 21/31 Correspondence:

The following items of correspondence were discussed and noted:

- (a) NFNPA Enforcement and Tree Works Lists
- (b) Email from NFDC Address Management Section re. road naming for development at Former Redmayne Engineering Site, Station Approach: The developer is proposing to name the new road "Connaught Place", however, Councillors are concerned that this does not have any obvious link to local history as reflected in other roads and buildings in the village (eg. Meerut Road, Morant Arms, Partridge Road). **Action: Councillors to send up to two suggestions for road names to MB by noon on Friday 30th April for collation and response to NFDC by deadline date of 3rd May.**
- (c) Correspondence with NFNPA Tree Officer re. Works to Trees in Broadlands
- (d) Email to Mr & Mrs McNair-Wilson re. thank you messages to the Planning Committee for the Parish Council's support of the Black Knoll Planning application and appeal

### 21/32 Any Other Items

Bus Parking at Brockenhurst College: Councillors noted that buses are again being parked at the College adjacent to the railway.

Virtual Planning Committee Meetings: It was noted that, whilst under discussion, no Government decision has yet been made on whether virtual meetings can continue after the expiry of emergency legislation in May 2021, nor has any date been set for when this decision will be made. Councillors expressed a preference for continuing with virtual meetings if at all possible as these facilitate effective discussion and voting as well and have led to increased attendance by both councillors and members of the public. Accessibility requirements can also be more successfully accommodated than with face-to-face meetings.

Hybrid meetings may be possible within legislative constraints, however, concerns were raised that these could be difficult in practice. RH reported that he has been looking into the possibility of holding appropriately socially distanced in-person meetings at the Village Hall, however, these may require participants to bring their own laptops / tablets in order to be able to view plans on screen and the Craft Room is not large enough to accommodate large numbers of members of the public as well as Committee members. Consequently meetings may have to be moved to the Main Hall (if available) or scheduled slots introduced for public presentations.

Election of Planning Committee Chairman: MB reminded Councillors that this election is due to take place at the May 2021 Planning Committee meeting.

**21/33 Date of Next Meeting:** Monday 24th May 2021 at 7.00 pm.

The meeting closed at 8.45 pm.