

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF  
BROCKENHURST PARISH COUNCIL HELD ON  
MONDAY 25<sup>th</sup> JULY 2022 AT 7.00 PM  
AT BROCKENHURST VILLAGE HALL**

**Present:** Cllr J Korbey Chairman  
Cllr P Mueller Cllr R Horne  
Cllr J Wingham Cllr R Bowles

Tiffany Pritchard – RFO & Asst Clerk  
2 members of the public

**Public Presentments:**

The agent was in attendance for applications 00471, 00472 and 00483 to give brief presentations and answer any questions.

**22/56 Apologies for Absence:** Cllr Whittle

**22/57 Declarations of Interest:** None

**22/58 Minutes of last meeting:** The minutes of the meeting held on 27<sup>th</sup> June 2022 were agreed and signed as a correct record.

**22/59 Matters Arising:** None

**22/60 Planning Applications:**

**Appl No: 00471**

**Proposal:** Single storey rear extension and outbuilding (demolition of existing)

**Property:** Rhinefield Lodge

**Comments:** 1. We recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers.  
We would like to see a specific condition imposed to prevent business use.

**Appl No: 00472**

**Proposal:** Single storey rear extension and outbuilding (demolish existing); internal alterations (Application for Listed Building Consent)

**Property:** Rhinefield Lodge

**Comments:** 1. We recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers.  
We would like to see a specific condition imposed to prevent business use.

**Appl No:** 00483  
**Proposal:** Conservatory  
**Property:** 38 Rhinefield Close  
**Comments:** 3. We recommend permission.

**Appl No:** 00430  
**Proposal:** Replacement lean-to greenhouse  
**Property:** 5 Forest Glade Close  
**Comments:** 3. We recommend permission.

**Appl No:** 00491  
**Proposal:** Application under part 16 of the Town & Country Planning (General Permitted Development) Order in respect of subterranean development  
**Property:** Burley Road  
**Comments:** 3. We recommend permission.

**Appl No:** 00507  
**Proposal:** Single storey rear extension; remove existing conservatory  
**Property:** Crestwood House  
**Comments:** 3. We recommend permission.  
We would welcome the use of glass that reduces the light pollution from the rooflights in accordance with the Local Plan Dark Skies Policy.

**Appl No:** 00501  
**Proposal:** First floor rear and single storey rear extensions; New two storey oak framed entrance; Glazed gable additions to house and garage; Summer House  
**Property:** Bay Tree House  
**Comments:** 4. We recommend refusal for the reasons listed below:  
Contravenes Local Plan Policy DP36, exceeding the 30% rule having previously been a Forest cottage "Redbricks".  
Not in keeping with the forest character, being located adjacent to the Open Forest within the Conservation Area, the proposal is incompatible with adjacent properties which are mostly derived from commoners' cottages.  
The additional outbuilding would add significantly to the footprint of the original development, contra to Local Plan Policy DP37.  
Site development would be heavy compared to adjacent plots, contra to Local Plan Policy SP17 and would raise concerns as to gradual suburbanising of the area.  
The large areas of glass, as well as being out of keeping with neighbouring properties, gentrify the site and appear grandiose.  
The dormers and cathedral style glazing proposed on the rear elevation of the garage building are out of keeping.

Concerns that the cathedral style windows have the ability to create light pollution in this sensitive location, contra to Local Plan Policy SP15.

Concerns of reduction in residential amenity due to noise pollution from the heat pump, contra to Local Policy Plans SP15 and SP14.

Should the application be granted, we would suggest a condition to prevent future installation of solar panels due to the sensitive location.

We would accept the Tree Officer's advice concerning protection of the tree.

**22/61 Correspondence:**

The following item of correspondence was noted:  
Friends of Brockenhurst

**22/62 Any Other Items:** None

**22/63 Date of Next Meeting:** Monday 22<sup>nd</sup> August 2022 at 7.00 pm.

The meeting closed at 7.26pm