

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF  
BROCKENHURST PARISH COUNCIL HELD ON  
TUESDAY 27th JUNE 2017 AT 7.00 PM  
AT THE VILLAGE HALL**

**Present:** John Korbey Chairman  
Mark Böckle Ian Holden  
Henry Mellor John Wingham  
Kevin Whittle  
Mina Beckett Administration Assistant

**In Attendance:** Harry Oram  
and 16 members of the public

**Public Presentments:**

Mr Kirk and Mrs McInnes addressed the councillors regarding the advertising consent application for Warren Farm, Balmer Lawn Road. Concerns were expressed with regard to the intensification of commercial riding operations at the site and the visual impact of the current and proposed signage which are considered to have had an effect on local amenity.

Mr Gill spoke in support of his application for an attached garage with two rooflights at The Oaks, Balmer Lawn Road and provided clarification as to the proposed construction and intended use.

Mr Baynham provided further detail and explanation to the councillors in respect of his application for a change of use to B2 Class for the barn at Forest Cottage, Lymington Road.

Mr Kemp addressed the councillors regarding his neighbour's application for a two storey rear extension and single storey side extension to Ivy Cottage, North Weirs. He is concerned that the application drawings are inaccurate and that the extensions will result in loss of light to his property and a 'tunnelling effect' along the boundary between the two dwellings.

Mrs Simons and a number of the residents at the property spoke in support of her application for amend the parking layout and gate position at Fernlea, Sway Road. They responded to the issues raised in the letter of objection sent by Mr and Mrs Maher of neighbouring Daisybank Cottage and provided further detail on the need for the proposed changes.

**17/42 Apologies for Absence:** Anita Whittle

**17/43 Declarations of Interest:**

John Korbey declared an interest in 00381 The Oaks, Balmer Lawn Road and Ian Holden in 00461 Ivy Cottage, North Weirs as they are acquaintances of the applicants. They took no part in the respective decisions.

**17/44 Minutes of last meeting**

The Minutes of the meeting held on 23rd May were signed as a correct record.

**17/45 Matters Arising:** None.

## 17/46 Planning Applications

Appl. No: 00327  
Applicant: Brockenhurst Stables  
Proposal: Advertising consent: non-illuminated post-mounted hanging sign and non-illuminated panel sign  
Property: Warren Farm, Balmer Lawn Road  
Comments: 4. We object to this proposal as it would increase the number of signs at the site but would approve if all other signs were removed.

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Appl. No: 0365  
Applicant: Mr & Mrs Dublon  
Proposal: New tiled roof to existing conservatory, four rooflights  
Property: Greenview Lodge, North Road  
Comments: 3. Support.

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Appl. No: 00367  
Applicant: Mrs S Shepherd-Clarke  
Proposal: Re-roof existing extension with pitched roof, conservatory (Amended Plans)  
Property: Magnolias, 36 Auckland Avenue  
Comments: 3. We support this application, however, concerns were raised regarding the development's proximity to the boundary and whether this would preclude equal and equivalent future development of the neighbouring property.

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Appl. No: 00381  
Applicant: Mr J Gill  
Proposal: Attached garage with two rooflights  
Property: The Oaks, Balmer Lawn Road  
Comments: 3. Support.

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Appl. No: 00421  
Applicant: Mr & Mrs Horne  
Proposal: Single storey side extension  
Property: Farne House, Armstrong Road  
Comments: 1. We support the application but would accept the officer's decision.

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Appl. No: 00423  
Applicant: Mr & Mrs Lawrie  
Proposal: Detached garage; cladding to front elevation of main dwelling  
Property: 62 New Forest Drive  
Comments: 4. We object to this application because it is not in-keeping with the local area and is an overdevelopment of the site. We also have concerns that the colour of the cladding is not sympathetic to neighbouring properties.

Appl. No: 00427  
Applicant: Mr Tyrell  
Proposal: 11 Chestnut Road  
Property: Single storey front and rear extensions  
Comments: 3. Support.

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Appl. No: 00447  
Applicant: Mrs Simons  
Proposal: Amendment to parking layout and gate position  
Property: Fernlea, Sway Road  
Comments: 3. Support.

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Appl. No: 00461  
Applicant: Mr & Mrs Mclean  
Proposal: Two storey rear extension and single storey  
Property: Ivy Cottage, North Weirs  
Comments: 4. Generally supportive of design but issues regarding loss of light to neighbouring property and 'tunnelling' effect along boundary to be addressed.

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Appl. No: 00479  
Applicant: Mr T Baynham  
Proposal: Change of use of barn to B2 (General Industrial use); cladding  
Property: Forest Cottage, Lymington Road  
Comments: 3. Consideration to be given to what restrictions can be put in place to ensure future use remains controlled / suitable for site.

### **Any Other Applications**

Application No. 17/00506 (Land at Lane End, Addison Road) was noted but it was agreed that, since this is a significant change from the previously submitted application, it will be discussed in detail at the next meeting.

### **17/47 Correspondence**

Email correspondence from the proprietor of Balmer Lawn Hotel was noted confirming the withdrawal of their housing application.

### **17/48 Any Other Business**

Queries were raised as to the Planning Authority's policy on building on or in close proximity to boundary lines. In particular clarity would be welcomed on the effect of such development on future maintenance and whether it unfairly precluded equal and equivalent future development of the neighbouring property and it was resolved to raise this matter at the next Quadrant meeting.

**17/49 Date of Next Meeting** Monday 31st July at 7.00 pm.

The meeting closed at 8.55 pm.