

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 31ST JULY 2017 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey Chairman
Henry Mellor John Wingham
Kevin Whittle
Mina Beckett Administration Assistant

In Attendance: and seven members of the public.

Public Presentments:

The Agent addressed the councillors regarding Application No. 00506 (Land at Lane End, Addison Road) and explained the Planning history. The design is now similar to that previously supported by the Parish Council and addresses concerns raised by the NFNPA regarding potential damage to tree roots. In response to questions by the councillors he also clarified that the property is being developed for permanent occupation (ie. not as a holiday let) and will be sold on the open market. Residents from a neighbouring property confirmed that they had been fully consulted on the proposal and had no objections to the application.

Three local residents (Ms Rogers, Mr Parkes and Mr Sampson) spoke in opposition to Application No. 00529 (Inchcolm, North Road). They have numerous concerns including accuracy of the plans and statements made in the accompanying application; the extent to which the new dwellings will cause overlooking plus loss of light, privacy and views; the over-crowding / over-development of the site; restricted access for delivery and emergency vehicles; poorly thought-out parking arrangements and the lack of consultation by the developer with local residents.

Mr Clarke addressed the meeting regarding Application No. 00642 (62 New Forest Drive). His property borders the site and he has various concerns about the proposed construction in that it will overshadow and make his already narrow driveway considerably harder to navigate; will result in more cars parked on the road; will be very large and imposing; and, coupled with the light coloured weatherboarding which is in stark contrast to other properties in the area, will dramatically affect the current open plan layout of the cul-de-sac.

17/50 Apologies for Absence: Mark Böckle, Ian Holden and Anita Whittle.

17/51 Declarations of Interest: None.

17/52 Minutes of last meeting

The Minutes of the meeting held on 27th June were signed as a correct record.

17/53 Matters Arising: None.

17/54 Planning Applications

Appl. No: 00506
Applicant: Mr M Holmes
Proposal: New dwelling, parking, access alterations, partial demolition of existing dwelling, alterations to fenestration and demolition of existing outbuildings
Property: Land at Lane End, Addison Road
Comments: 3. Support.

Appl. No: 00517
Applicant: Mr Byford
Proposal: New agricultural building
Property: Field Opposite Forest Cottage, Lymington Road, Setley
Comments: 4. We object to this application on the basis that it provides insufficient information to support the functional need for this building and its position relative to existing structures. Advice from the Commoners' Advisory Service or similar organisations would be useful in allowing us to form an opinion.

Appl. No: 00529
Applicant: Mr S Tizzard
Proposal: Outline application for 4 new dwellings and demolition of existing dwelling with access to be considered
Property: Inchcolm, North Road
Comments: 4. We object to this application on the basis that it is an over-development of the site and will cause significant overlooking and overshadowing of neighbouring properties with subsequent detrimental impact on amenity. We consider that the proposed parking layout is also unworkable.

Appl. No: 00564
Applicant: Mr E Piscopo
Proposal: Advertising consent for installation of 1 non-illuminated panel sign and 4 non-illuminated window graphic signs
Property: Enzee Restaurant, Station Approach
Comments: 4. We object to this application: although we have no issue with the window signs, we are concerned that placement of signs at the level crossing could distract drivers and have a resultant negative impact on road safety. We are further concerned that a precedent should not be set regarding advertising of other businesses in the area.

Appl. No: 00591
Applicant: Mr & Mrs Hardy
Proposal: Replacement of tile hanging to front and rear of property with concrete fibre cladding
Property: 37 New Forest Drive
Comments: 4. We object to this application as the proposed cladding is not in-keeping with neighbouring properties.

Appl. No: 00621
Applicant: Mr R Wareham
Proposal: Detached single storey building for A1 use, removal of existing Portakabin
Property: Land at r/o Little Holbrook, 56 Brookley Road

Comments: 2. We object to this application on the basis that the design as currently proposed masks much of the existing shop frontage and thereby fails to protect its character. We otherwise support the application in principle so will accept the officer's decision.

Appl. No: 00642

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 as it is not in-keeping with the local area and is an over-development of the site. We consider that it will result in loss of amenity to neighbouring properties and are also concerned that the colour of the cladding is not sympathetic to the local area.

17/55 Correspondence

Copy correspondence was noted from the Friends of Brockenhurst and Brokenhurst Manor Golf Course responding to the NFNPA Local Plan consultation. Comments from the Friends of Brockenhurst on Application No. 00327 regarding advertising signs at Warren Farm, Balmer Lawn Road were also noted.

17/56 Any Other Business

Concerns were raised that the wall to the front of the old showroom at Meadens Garage on Sway Road has been demolished and, as a result, cars are being parked further forward and encroaching on the pavement. It was agreed to check the position with the Planning Officer.

Action: Administration Assistant.

It was noted that the advertising bike is again in place on Waters Green. It was agreed to raise this with the Planning Enforcement Officer. **Action: Administration Assistant.**

Councillors are concerned that rising land and property costs in the Parish will continue to hamper development of social / affordable housing. It was agreed to investigate the possibility of developing a Community Land Trust to help tackle this issue. It was agreed that initial research would be carried out and an outline proposal developed for discussion at the next Planning Committee meeting. **Action: John Wingham.**

There is increasing public concern regarding the inadequacy of facilities at Brockenhurst Railway Station for the large number of service users (in the region of 1.2m passengers per annum). John Wingham will continue to liaise with relevant stakeholders with a view to developing a wider strategic plan in the long term. **Action: John Wingham.**

Concerns were expressed that many road signs around the Parish were either superfluous, in the wrong place or out of date (eg. the "New Road Layout" sign at the junction of Tile Barn Lane and Latchmoor Corner which has been in place for more than a year). It was agreed to develop an outline proposal to deal with this issue for discussion at the next Planning Committee meeting. This may include applying for any available funding and/or a proposal that the Parish Council add, remove or move signs as necessary, returning any unused signs to the Highways Authority for recycling to help reduce costs. **Action: John Wingham.**

17/57 Date of Next Meeting Tuesday 22nd August at 7.00 pm.

The meeting closed at 9.10 pm.