

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 24 APRIL 2023 AT 7.00 PM
AT BROCKENHURST VILLAGE HALL**

Present: Cllr J Korbey Chairman
Cllr R Horne Cllr R Bowles
Cllr K Whittle Cllr P Mueller
Cllr J Wingham
Tiffany Pritchard – RFO & Asst Clerk
2 members of the public by telephone

Public Presentments: None

23/10 Apologies for Absence: None

23/11 Declarations of Interest: None

23/12 Minutes of last meeting: The minutes of the meeting held on 28 March 2023 were agreed and signed as a correct record.

23/13 Matters Arising: None

23/14 Planning Applications:

Appl No: 23/00228
Proposal: Demolish existing conservatory, build new rear extension (garden room), partially convert attached garage to utility room
Property: 5 Careys Cottages
Comments: 3. We recommend permission

Appl No: 23/00389
Proposal: 1no. outbuilding; demolition 1no. existing outbuilding
Property: Miranda Gate, Broadlands Road
Comments: 1. We recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers. As we are awaiting comments from the Tree Officer, we reserve the right to review this decision.

Appl No: 23/00378
Proposal: Replacement dwelling and outbuilding; photovoltaic panels; landscaping and access alterations
Property: Durnston, Careys Cottages
Comments: 1. We recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers. We do have concerns regarding overdevelopment, noting the increase in size and height from the initial permission given.
Should permission be granted, we would like to see a condition for no further development on the site, including any further extensions or rooms in the roof. We would also welcome the addition of a construction management plan.

Appl No: 23/00163
Proposal: Outbuilding; brick wall (demolition of existing garage & shed) ; alteration to curtilage
Property: Brocket Green, Rhinefield Road
Comments: 1. We recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers, should they satisfy themselves that the requirements of DP37 are being met.

Appl No: 23/00419
Proposal: Relocation and replacement of side boundary fence
Property: 34 Rhinefield Close
Comments: 4. We recommend refusal for the reasons listed below.
We concur with the points raised by Friends of Brockenhurst in their objection. The land was designated as an open space or as a landscaping feature when originally developed. It is considered that ownership does not give the right to enclosure.
We have concerns over the visual impact of this application that it would be overbearing on the street scene.
As boundary line matters are not planning issues, we would request clarification of this aspect.

Appl No: 23/00406
Proposal: Enlarged dormer and alterations to outbuilding
Property: Stable Courtyard, Forest Park Road
Comments: 1. We recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

Appl No: 23/00403
Proposal: Removal part of internal wall; creation of new openings on the rear north elevation
Property: Timbercombe Barn, Sway Road
Comments: 1. We recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers, subject to a satisfactory report from the Conservation Officer.

Appl No: 23/00221
Proposal: Single storey side extension
Property: Stoney Lodge, Forest Park Road
Comments: 3. We recommend permission.

Appl No: 23/00461
Proposal: Outbuilding
Property: Bryanston, Rhinefield Road
Comments: 3. We recommend permission.

Appl No: 23/00431
Proposal: Refurbishment and change of use of the buildings and associated land to a horse stud (to include the demolition and replacement of one barn and two small store buildings to provide stables, a feed store and storage space), siting of a mobile home for a temporary period of three years to provide accommodation for a member of staff to monitor equine security, health and welfare
Property: Wootton Heath Farm, Wilverley Road
Comments: 4. We recommend refusal for the reasons listed below. We acknowledge that this is a complex application and refer to the Officer's comments in the Parish Briefing Notes, that the commercial use renders DP31 irrelevant and the application does not meet the requirements of SP19.

23/15 Correspondence:

Tile Barn Campsite – A reply from Enforcement was discussed and it was agreed that a response would be drafted.

Enforcement Enquiries – Although acknowledgement of the concerns raised had been received, replies are outstanding regarding a veranda constructed against a previous judgement and A boards on Brookley Road. A reply concerning the fencing across a water meadow on Balmer Lawn Road was considered and a decision was made for a response to be drafted.

Appeal 22/00501 Bay Tree House – A response from the Officer for clarification is outstanding and it was agreed to follow this up.

23/16 Any Other Items

The Chairman thanked the Committee for their work.

23/17 Date of Next Meeting: Tuesday 23rd May 2023 at 7.00 pm

The meeting closed at 8.15pm