

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF  
BROCKENHURST PARISH COUNCIL HELD ON  
TUESDAY 27 FEBRUARY 2024 AT 7.00 PM  
AT BROCKENHURST VILLAGE HALL**

**Present:** Cllr J Korbey Chairman  
Cllr R Horne Cllr J Wingham  
Cllr P Hollins Cllr R Bowles  
Cllr K Whittle (from 7.14pm)  
Tiffany Pritchard – RFO & Asst Clerk  
2 members of the public

**Public Presentments:** None

**24/11 Apologies for Absence:** Cllr R Wolstenholme

**24/12 Declarations of Interest:** Cllr Horne declared a non-pecuniary interest in application 23/01484 and did not take part in the vote.

**24/13 Minutes of last meeting:** The minutes of the meeting held on 23 January 2024 were agreed and signed as a correct record.

**24/14 Matters Arising:** None

**24/15 Planning Applications:**

**Appl No:** **23/01357**  
**Proposal:** Roof alterations to facilitate additional second floor habitable floorspace, three storey side extension; single storey rear extension; attached garage; new rooflights; extension to hardstanding; demolition of existing single storey extensions and detached garage  
**Property:** The Old Vicarage, Forest Park Road  
**Comments:** 2. We recommend refusal but would accept the decision reached by the National Park Authority's Officers under their delegated powers for the following reasons:  
Application is in opposition to the Local Plan Dark Skies Policy.

**Appl No:** **23/01245**  
**Proposal:** First floor balcony  
**Property:** Bay Tree House, South Weirs  
**Comments:** 3. We recommend permission subject to a satisfactory report from the Conservation Officer.

**Appl No:** **23/00741**  
**Proposal:** Single-storey first floor extension; cladding; 1no. shepherds hut for purposes ancillary/incidental to the dwelling  
**Property:** Broad Acre, Sway Road  
**Comments:** 4. We recommend refusal for the reasons listed below:  
The character and appearance are not in keeping with the street scene.  
Detrimental impact on neighbours' visual amenity

**Appl No:** 24/00099VAR

**Proposal:** Application to vary condition 2 and remove condition 6 of planning permission 23/01387 for single storey rear extension (demolish existing rear extensions) and associated external alterations; re-render existing dwelling

**Property:** Bridge House, Lyndhurst Road

**Comments:** 2. We recommend refusal but would accept the decision reached by the National Park Authority's Officers under their delegated powers for the following reasons:

We believe there may be some misunderstanding over the rooflights.

We recommended permission be granted for the previous application 23/01387 . But stated *"we would welcome restrictions to reduce the light pollution from the rooflights in accordance with the Local Plan Dark Skies Policy"*. [By way of information our recommendation was informed by the NFNPA Design Guide p4.15 and 7.33 et al.]

We refer to the Officer Report (para 8.10) for that application.

*"The proposal includes three rooflights, however, as this proposal seeks the demolition of a conservatory and one additional roof light, the level of glazing is greatly reduced, thus the inclusion of just three rooflights is considered acceptable. However, given the location of the property within the conservation area, the Parish Council have noted that efforts should be made to reduce the light pollution, hence conservation roof lights should be installed, this shall be reasonably controlled by condition. Overall, given there is a reduction in the level of glazing and with the inclusion of conservation roof lights, this proposal is deemed aligned to Local Plan Policy SP15."*

It was not the intention of the Council to create an impression that we specifically requested conservation lights, but merely to seek a reduction in the light transmitted upwards as the site is not only in the conservation area but very close to the New Forest SSSI. While we do not presume to make detailed construction recommendations, we understand simple solutions exist to attenuate out-going light. These include the use of one-way transmissive glass such as that widely used in the rear of cars, or window foils. In this case the rooflights they serve the large open plan dining/living/ kitchen area which will be most likely be used for significant periods of darkness.

Subsequently we note the Preliminary Roost Appraisal (PRA) & Bat Activity Survey Report date 17th October 2023 [2073184 \(agileapplications.co.uk\)](https://2073184.agileapplications.co.uk) has identified bat activity and seeks a number measures be taken (p16/17).

On this basis we stand by our original comments and believe that there needs to be a condition similar to No. 6 to protect the SSSI wildlife and habitat.

**Appl No:** 24/00012  
**Proposal:** Single Storey Rear Extension  
**Property:** Alva, Park Close  
**Comments:** 3. We recommend permission.

**Appl No:** 23/01484  
**Proposal:** Remove and raise garage roof to provide study/office/ store with external staircase  
**Property:** Harwood House, Armstrong Road  
**Comments:** 2. We recommend refusal but would accept the decision reached by the National Park Authority's Officers under their delegated powers for the following reasons:  
Concerns for light pollution in opposition to the Local Plan Dark Skies Policy.  
Should permission be granted, we request a condition is imposed to disallow the use of the building as habitable accommodation.

#### **24/16 TPO/0002/24 Land of St Nicholas Church**

Following a discussion, it was agreed to contact the Tree Officer to establish if the TPO includes any land owned by the Parish Council.

#### **24/17 Correspondence**

Correspondence regarding the following was noted:

23/01542 103 Robleda, New Forest Drive

**Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 it is resolved that the Public and Press be excluded from the meeting due to the confidential nature of the business to be discussed.**

#### **24/18 Enforcement Items**

The recent New Forest National Park Authority (NFNPA) enforcement listings had been circulated.

#### **24/19 Any Other Items**

None

**24/20 Date of Next Meeting:** Tuesday 26 March 2024 at 7.00 pm

The meeting closed at 7.55pm