

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF  
BROCKENHURST PARISH COUNCIL  
HELD ON TUESDAY 23rd JANUARY 2018 AT 7.00 PM  
AT THE VILLAGE HALL**

**Present:**

John Korbey	Chairman
Mark Bockle	Ian Holden
Russell Horne	Kevin Whittle
John Wingham	
Mina Beckett	Administration Assistant

**In Attendance:** Pete Wales, Harry Oram and 5 members of the public

**Public Presentments:**

Three residents from neighbouring properties spoke in opposition to the application to demolish the retail units at Squirrels, Lyndhurst Road (18/00007) which are specifically noted in the Conservation Area appraisal of this area and an important and valued feature of the local streetscene. They are concerned that the properties have been allowed to fall into unsafe / unviable use by the developer in contravention of Town & Country Planning Regulations to facilitate their demolition. Whilst there are protected trees on the site and no plans have been submitted for replacement of the properties at present, the residents are further concerned at what might replace them, particularly in view of the repeated approaches to property owners in this area by prospective developers which have left them feeling vulnerable.

Mr Cotton outlined his objection to proposals to create a car park with associated landscaping and access alterations (17/01037) and to erect a non-illuminated projecting flag sign (17/01038) at Sway Road Garage. It is his view that the proposals are contrary to local Planning policies DP1 and DP6 in terms of scale and appearance and visual impact, eroding the character of the area. He noted that the focus of the NFNPA Core Strategy is the importance of maintaining the rural character of the village whereas this proposal would have an urbanising effect. By way of example, he noted that the number of proposed car parking spaces on the site would almost equal that of the NFDC public car park in Brookley Road. He is further concerned at the lack of provision for offloading cars on site, Sway Road already being very busy and this adding to existing safety concerns. He also raised concerns in respect of the impact on neighbouring properties in terms of light and noise pollution.

The architect and applicant addressed the committee in respect of the application to alter and extend Walnut Cottage (17/01043) and associated Listing Buildings Consent application (17/01044). He described additions, extensions and alterations which have taken place in the past and explained the issues with the building which the application is designed to address. There have been extensive pre-application discussions with the Planning Officer and Conservation Officer over the past 6 to 9 months and no objections have been raised.

**18/01 Apologies for Absence:** Henry Mellor.

**18/02 Declarations of Interest:** None.

**18/03 Minutes of last meeting**

The Minutes of the meeting held on 18th December 2017 were signed as a correct record.

**18/04 Matters Arising:** None.

**18/05 Planning Applications**

Appl. No: 01003  
Applicant: Mr Rickman  
Proposal: Retention and Completion of Increase to Roof Height of Existing Pole Barns  
Property: West Beams Farm, Sway Road  
Comments: 3. We support this application.

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Appl. No: 01012  
Applicant: Mrs Levenson  
Proposal: Two Storey and Single Storey Rear Extensions; Extension to Existing Front Porch; Alterations to Fenestration; Demolition of Existing Single Storey Rear Extension (AMENDED PLANS)  
Property: 2 Headington, Meerut Road  
Comments: 3. We support this application.

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Appl. No: 01037  
Applicant: Mr Sexton  
Proposal: Creation of a Car Park; Alterations to Access; Associated Landscaping  
Property: Sway Road Garage, Sway Road  
Comments: 4. We object to this application. The use of the site is to be intensified through an increase in the number of cars in stock, however, there is no provision for offloading vehicles from delivery lorries on site. With respect to the landscaping, we note that Drawing No. 1539.109c suggests that the "raised highlight vehicle" has been removed but still makes reference to it. Whilst the front hedging line has been retracted from the highway, the planned use of non-native plants and galvanised fencing is inconsistent with its rural New Forest National Park village setting.

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Appl. No: 01038  
Applicant: Mr Sexton  
Proposal: Installation of 1 No. Non-Illuminated Skoda Projecting Flag Sign Mounted on a 3.7m High Pole (Application for Advertising Consent)  
Property: Sway Road Garage, Sway Road  
Comments: 2. We object to this application but would be happy to accept the Planning Officer's decision. We note that the proposed sign does not fall entirely within the curtilage of the fencing and are concerned that its projection will impact on drivers' visibility and associated road safety (we recommend that it be stepped back further from the highway).

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Appl. No: 01043  
Applicant: Mr & Mrs Truscott  
Proposal: Two Storey and Single Storey Extensions; Single Storey Infill Extension; Demolition of Existing Conservatory  
Property: Walnut Cottage, Sway Road  
Comments: 3. We support this application.

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Appl. No: 01044  
Applicant: Mr & Mrs Truscott  
Proposal: Two Storey and Single Storey Extensions; Single Storey Infill Extension; Internal and External Alterations; Replacement Windows; Demolition of Existing Conservatory (Application for Listed Building Consent)  
Property: Walnut Cottage, Sway Road  
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

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Appl. No: 01052  
Applicant: Mr Price  
Proposal: Application to Vary Condition 11 of Planning Permission 17/00629 to Allow Minor Material Amendment (AMENDED PLAN)  
Property: Site of Camellias, Sway Road  
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

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Appl. No: 01059  
Applicant: Mr & Mrs Lanning  
Proposal: Single Storey Rear Extension; Porch  
Property: Little Balmer, Balmer Lawn Road  
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

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Appl. No: 01067  
Applicant: Mr & Mrs Adams  
Proposal: Manege; Fencing  
Property: Land of Redlands, Holmsley Road, Wootton  
Comments: 3. We support this application on condition that the manege is not floodlit and commercial use is not permitted.

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Appl. No: 01088  
Applicant: Mr Lock  
Proposal: Roof Alterations to Facilitate Additional First Floor Habitable Accommodation  
Property: Bellamel, 1 Greenways Road  
Comments: 3. We support this application.

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Appl. No: 01100  
Applicant: Mr & Mrs Foster  
Proposal: Two Storey Rear Extension with Single Storey Lean-To Conservatory; Demolition of Existing Rear Extensions  
Property: Hollies, Martins Road  
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

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Appl. No: 01103  
Applicant: Mr & Mrs Ormerod  
Proposal: Alterations to Fenestration; Side Porch Canopy; Parking Area  
Property: Reeds Cottage, Rhinefield Road  
Comments: 3. We support this application.

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Appl. No: 00007  
Applicant: Mr Ahmed  
Proposal: Demolition of Single Storey Retail Units  
Property: Squirrels, Lyndhurst Road  
Comments: 4. We object to this application. These units are mentioned in the conservation area character appraisal document as being of particular note and rarity. We are concerned that the buildings may have been allowed to decay beyond viable use / repair contrary to the Town & Country Planning Act (Part 11, B1). We have been made aware of concerns of local residents who have been put under pressure to sell their adjacent properties to developers and are keen to ensure that if demolished, any replacement is in keeping with conservation area and local streetscene.

#### **18/06 Correspondence:**

The following items of correspondence were noted:

- a) Copy correspondence from Friends of Brockenhurst to NFNPA Planning Enforcement Team regarding holiday lets in the Parish.
- b) Letter from Joe Richardson, a Masters degree student at UWE Bristol studying Urban Planning, requesting completion of a research questionnaire on planning enforcement. Administration Assistant to forward to JK for completion.
- c) Email from Hampshire ALC requesting support for Crookham Village Parish Councillors to seek changes to legislation to make adequacy of on-site parking a material planning consideration for both planning applications and permitted development. Administration Assistant to forward to JK for consideration.

#### **18/07 Any Other Business:**

The list of planning enforcement cases in the Parish and their current status was noted.

NFNPA Submission Draft Local Plan 2016 - 2036 Consultation – NFNPA's guidance was noted as follows: "Representations at this final stage in the Local Plan-making process should focus on the legal and procedural compliance of the Local Plan; the soundness of the Local Plan; and whether the Authority's obligations under the Localism Act's 'duty to co-operate' have been complied with". It was agreed that councillors will raise any concerns with HO for discussion at the next Quadrant meeting ahead of the consultation response deadline of 28 February 2018.

**18/08 Date of Next Meeting** Tuesday 27th February 2018 at 7.00 pm.

The meeting closed at 9.00 pm.