

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
TUESDAY 28th AUGUST 2018 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey Chairman
Mark Böckle Russell Horne
Henry Mellor Kevin Whittle
Mary Pattison Parish Clerk

In Attendance: 19 members of the public.

Public Presentments:

Presentments were made both in favour of and against the application for a Cafe/Wine Bar at 66-68 Brookley Road. Points in favour were that the proposal will ensure the vibrancy of the village and provide a much-needed amenity, points against were the potential disturbance to businesses and residents in the neighbouring properties from the wine garden, and the increased level of activity in the rear access lane in terms of noise, loss of privacy and vehicle movements impacting safety. The agent for the applicant presented the case for the proposal to the councillors.

18/58 Apologies for Absence: Ian Holden John Wingham

18/59 Declarations of Interest:

Henry Mellor declared an interest in 00623 Little Timbers, Sway Road, John Korbey declared an interest in 00533 NFU Office and Russell Horne declared an interest in 00657 Farne House.

18/60 Minutes of last meeting

The Minutes of the meeting held on 31st July 2018 were signed as a correct record.

18/61 Matters Arising None.

18/62 Planning Applications

Appl. No: 00533
Proposal: Installation of air conditioning
Property: NFU Office, New Park Farm
Comments: 1. We support this application but would be happy to accept the Officer's decision.

Appl. No: 00559
Proposal: Vary condition 2 of PP 16/00640 to allow rooflight
Property: Cottage Lodge, Sway Road
Comments: 3. Support.

Appl. No: 00564
Proposal: Two storey and first floor rear extensions
Property: Forest Park House, Forest Park Road
Comments: We support this application provided a condition can be imposed which limits the glazing in this window to obscure and the window itself to be non-opening, or with a top fanlight only opening. 3.

Appl. No: 00579
Proposal: Conversion of A1 & A2 unites to A3/A4 use as wine bar, single storey rear, two storey rear and rear loft extensions to two first floor flats, and creation of two additional flats.

Demolition of garage to form garden area, bin and cycle stores. Replacement shop fronts and windows

Property: 66 and 68 Brookley Road

Comments: In principle we support this proposal but we have concerns over the impact of the garden area at the rear on the residents in terms of noise and disturbance, and the general impact on residents and businesses of the increased activity in the rear access lane. Hours of operation must be specified and complied with, the applicant having suggested 8 or 9 am until 10 pm. We have safety concerns with the potential increased level of vehicle movements and pedestrians in close proximity. 1. We support this application but would be happy to accept the Officer's decision.

Appl. No: 00588/00589 Listed building consent.

Proposal: Demolish rear flat-roofed Day Room and replace with pitched-roofed Day Room, Internal alterations for washroom and relocate hall window.

Property: Walnut Cottage, Sway Road

Comments: 5. We are happy to accept the Officer's decision.

Appl. No: 00598

Proposal: Outbuilding for stables, plant and hay storage

Property: Warren Farm, Balmer Lawn Road

Comments: 3. Support.

Appl. No: 00603

Proposal: Single storey rear extension, pitched roof to existing single storey flat-roofed extension, outbuilding with solar panel, demolition of conservatory

Property: Talyfan, 33 New Forest Drive

Comments: 3. Support.

Appl. No: 00623

Proposal: Replacement fence 1.83m high

Property: Little Timbers, Sway Road

Comments: 2. We object to this proposal as we have concerns over the impact on the street scene. We will accept the officer's decision. Please note that Mr. Henry Mellor declared an interest in this application as he is the next door neighbour, and he took no part in the decision.

Appl. No: 00631

Proposal: Advertisement consent - Replacement wood and acrylic sign, externally illuminated

Property: Careys Manor Hotel

Comments: 4. We object to this proposal as we consider it to be too large and over-dominant on the street scene at 4m high and 2m wide. Please note that we have not received officer comments on this application and our opinion is therefore subject to amendment.

Appl. No: 00657

Proposal: Installation of garden room

Property: Farne House, Armstrong Road

Comments: 3. Support.

18/63 Any Other Business None

The Applicant for the Forest Park Hotel car park extension discussed the background to the application and that it may be on the agenda for the NPA Development Control Committee. If required the Parish Council will hold an additional Planning Committee meeting to discuss it. The Planning Officer will be consulted on her return from holiday next week.

18/64 Date of Next Meeting 25th September 2018 at 7.00 pm. The meeting closed at 8.40pm.