

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
TUESDAY 31st JULY 2018 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey Chairman
Mark Böckle Russell Horne
Henry Mellor Kevin Whittle
John Wingham
Mina Beckett Administration Assistant

In Attendance: 14 members of the public.

Public Presentments:

The Architect spoke in support of Application No. 18/00497 (Former Redmayne Engineering Site, Station Approach). This scheme has been developed in dialogue with NFNPA Development Control and seeks to maintain employment space on the site in accordance with local Planning Policy whilst ensuring economic viability. Care has been taken to preserve neighbouring amenity and prevent overlooking as far as possible and ongoing consultations are taking with Planning Officers to resolve any remaining concerns. The architect addressed queries raised by residents at the meeting and stated that he was very happy to work with both the Parish Council and neighbours to arrive at a solution for the site.

Local residents reported that they were in agreement that the site has fallen into disrepair and needs to be redeveloped, however, they feel that the present application results in overdevelopment of the site and have significant concerns with regard to the scale and height of the buildings and associated overlooking and loss of amenity. They are further concerned about water run-off from the site: the current drains are not in good condition which regularly causes flooding of neighbouring gardens, but even if these are fixed, residents are worried that there will be ongoing difficulties in this regard.

The residents contended that the proposed retail units would not be financially viable given limited footfall at this location and the number of empty shops in the Village centre. They are further concerned that the provision for parking is insufficient (the scheme allowing only 22 spaces for both residents and commercial users) and are unpersuaded that residential spaces will be vacant during retail hours on the basis that many residents will choose to leave their cars at home and travel to work by train. Residents of Auckland Avenue noted that commuter parking was already a significant issue and with only four spaces allocated to the retail developments under this Application it was likely that staff parking would add to this problem. Finally, residents are concerned that the development will cause further traffic congestion at the junction of Station Approach and the A337, particularly when the level crossing gates are down.

The Applicants spoke in support of Application No. 18/00480 (9 Martins Road) and explained that when they moved to the property three years ago they inherited a garage and boat / carport at the end of the garden which they feel is out of character with the adjoining SSSI and neighbouring area. They wish to replace it with a more in-keeping building using the existing concrete slab, footprint and access arrangements.

18/50 Apologies for Absence: Ian Holden

18/51 Declarations of Interest:

Mark Böckle left the room during discussion of Application No. 18/00587 (42 New Forest Drive) and took no part in the associated decision-making process.

18/52 Minutes of last meeting

The Minutes of the meeting held on 26th June 2018 were signed as a correct record.

18/53 Matters Arising

The Committee noted that an appeal has been lodged with the Planning Inspectorate for Application No. 17/00840 (Lloyds TSB, Sway Road).

It was further noted that the Architect had been in contact to advise that amended plans were being drawn-up for extension of car parking facilities at Forest Park Hotel, Rhinefield Road (Application No. 18/00411).

In the light of enforcement issues relating to the Former Scout Hut site development in Brookley Road Car Park, it was agreed that the Administration Assistant would draft a letter to NFNPA Development Control on behalf of the Planning Committee Chairman setting out the Parish Council's concerns and recommendations in this regard.

18/54 Planning Applications

Appl. No: 00460
Proposal: Single Storey Extensions; Roof Alterations; Dormer Window; Creation of Balcony; Veranda; Alterations to Fenestration; External Alterations
Property: Bourne House, Balmer Lawn Road
Comments: 1. We support this application but would be happy to accept the Officer's decision.

Appl. No: 00462
Proposal: Single Storey Extension
Property: 62 New Forest Drive
Comments: 3. We support this application.

Appl. No: 00470
Proposal: Outbuilding
Property: Broadlands House, Broadlands Road
Comments: 1. We support this application but would be happy to accept the Officer's decision.

Appl. No: 00471
Proposal: Single Storey Rear Extension; Front Porch; Alterations to Fenestration
Property: Linden Cottage, Partridge Road
Comments: 1. We support this application but would be happy to accept the Officer's decision.

Appl. No: 00480
Proposal: Replacement Outbuilding; Demolition of Existing Outbuilding / Covered Workshop
Property: 9 Martins Road
Comments: 3. We support this application.

Appl. No: 00485
Proposal: Single Storey Extension
Property: Wattons Farm House, Holmsley Road, Wootton
Comments: 2. We object to this application but would be happy to accept the Officer's decision.

Appl. No: 00497
Proposal: Construction of Mixed Use Development Including: 8 No. Three Storey Dwellings; 1 No. Two Storey Dwelling; 4 No. Office / Retail Units (Use Class A1 and B1(A)) on Ground Floor and 5 No. Office Unit (Use Class B1(a)) at First Floor Level; Carports, Parking & Associated Landscaping; Existing Access Retained; Demolition of Redundant Industrial Buildings
Property: Former Redmayne Engineering Site, Station Approach
Comments: 4. We object to this application. We welcome discussions as to how to resolve the issues with this difficult site which is in need of redevelopment, however, whilst we are in agreement with the need to retain the site for employment within the village, it is our view that the proposed retail units will not be viable due to their location. Additionally, the number of parking spaces is insufficient to support the demands of both the commercial units and residential property and is likely to result in overspill parking on local roads with resulting loss of neighbouring amenity. We are further concerned that insufficient space has been allowed for service and delivery vehicles and to access the site which will add to existing local traffic congestion around the station and level crossing, yet to provide this would require removal of trees and greenery which would result in unacceptable overlooking of properties in Latchmoor Court. With respect to the scale and design of the accommodation, it is our view that the height of some of the proposed plots (eg. Nos. 5 and 6) will cause significant overlooking of neighbouring properties. Additionally, we believe that the design needs to better complement existing local buildings whilst securing greater provision of affordable housing to help meet local demand. Finally, we consider that installation of basic infrastructure for charging electric cars and pedestrian access to Auckland Road should be provided to mitigate congestion.

Appl. No: 00587
Proposal: Single Storey Rear Extension
Property: 42 New Forest Drive
Comments: 1. We support this application but would be happy to accept the Officer's decision. Please note that we reserve the right to review and amend our decision in the light of any neighbour comments received.

18/55 Correspondence:

The following items of correspondence were noted:

- a) Enforcement Parish List and Enforcement Schedule; Minerals and Waste List; Agricultural Occupancy List; and Tree Works Applications and Tree Preservation Orders lists for June 2018.
- b) Letters of objection from Friends of Brockenhurst and local residents to Application No. 18/00497 (Former Redmayne Engineering Site, Station Approach).
- c) Correspondence with the Architect and NFNPA Case Officer in respect of the proposal to submit amended plans relating to car parking provision at the Forest Park Hotel, Rhinefield Road (Application No. 18/00411).

18/56 Any Other Business None

18/57 Date of Next Meeting Wednesday 29th August 2018 at 7.00 pm.

The meeting closed at 8.55pm.