

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
TUESDAY 22nd JANUARY 2019 AT 7.00 PM
AT THE VILLAGE HALL**

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

In Attendance: 3 members of the public.

Public Presentments:

The Architect spoke in support of application no. 18/00936 (Forest Park Hotel) which is intended to provide a new block for additional gents toilets and a disabled toilet. Amendments to the existing building are being made to provide live-in accommodation for staff in the hope that this will make it easier to recruit (high property values and rents in the area have historically made this difficult).

The potential purchaser of the Lloyds TSB site spoke in support of application no. 18/00985 which differs from the previous proposal (which was refused at appeal) in that it is for 5 flats only with no additional coach house on the site of the car park. All aspects listed as positive by the Appeal Inspector have been retained and landscaping proposals enhanced to take advantage of the additional space from not constructing the coach house. Local residents have been consulted and are happy with the proposal and there are no objections from planning, conservation or tree officers. The scheme will increase the local supply of smaller housing units and renovate the building which would otherwise deteriorate further and has been registered with the Government's Help to Buy Scheme in order to have greater appeal to first time buyers. Buyers will be offered electric car charging points as part of the sale process and it was agreed that basic infrastructure would put in place during construction.

19/01 Apologies for Absence: Ian Holden, Henry Mellor and John Wingham

19/02 Declarations of Interest:

Mr Horne declared an interest in Application No. 18/00995 as a resident of Forest View. He took no part in the decision relating to this application.

19/03 Minutes of last meeting:

The Minutes of the meeting held on 18th December 2018 were signed as a correct record.

19/04 Matters Arising:

It was confirmed that no changes were required to the Committee's comments on applications discussed at the meeting on 18th December 2018 following receipt of Parish Briefing Notes.

19/05 Planning Applications:

Appl. No: 00936
Property: Forest Park Hotel, Rhinefield Road

Proposal: Single Storey Side and Rear Extensions; Conversion of Existing Store Rooms to 4 No. Staff Rooms (Demolition of Existing Conservatory)
Comments: 3. We support this application.

Appl. No: 00974
Property: Kingswood House, The Rise
Proposal: Single Storey Rear Extension; Cladding; Alterations to Fenestration; Demolition of Existing Conservatory
Comments: 1. We support this application but would be happy to accept the Officer's decision. We are, however, concerned that The Rise is one of the principal thoroughfares in the Village and is the sole route for overheight vehicles and as such it is our view that a construction plan should be submitted alongside the Planning Application. We are also concerned that the proposed rooflights will lead to light pollution in contravention of policy CP6.

Appl. No: 00984
Property: Brick Barn at Tilefield, Tilebarn Lane
Proposal: Replacement Roof to Barn; 3 No. New Rooflights; Replacement Doors (Application for Listed Building Consent)
Comments: 1. We support this application but would be happy to accept the Officer's decision. We are, however, concerned that the proposed rooflights will lead to light pollution in contravention of policy CP6.

Appl. No: 00985
Property: Lloyds TSB, Sway Road
Proposal: Change of Use to 5 No. 2 Bedroom Flats; 4 No. Rooflights; Alterations to Existing Access; 10 No. Parking Spaces; Cycle Storage; Associated Landscaping and Works
Comments: 3. We support this application.

Appl. No: 00993
Property: Horseshoe Lodge, Waters Green
Proposal: Replacement Dwelling and Outbuilding; Demolition of Existing Dwelling and Outbuilding
Comments: 4. We object to this application on the basis that it is radically different to the original dwelling and its visual impact is not in-keeping with the local streetscene / Conservation Area.

Appl. No: 00995
Property: The Spinney, Setley
Proposal: Replacement Dwelling and Outbuilding; Associated Landscaping and Parking; Demolition of Existing Dwelling
Comments: 3. We support this application, subject to receipt of a satisfactory Hydrology report.

Appl. No: 01008
Property: Land at Forest View
Proposal: New Dwelling
Comments: 4. We object to this application on the basis that the additional rooflights will cause light pollution contrary to policy CP6 and the approach previously agreed with local residents.

Appl. No: 00015
Property: 34 Rhinefield Close

Proposal: Single Storey Side Extension; Extension to Front Porch; Greenhouse; New Vehicle and Pedestrian Entrance Gates; Fencing; New Brick Wall
Comments: 3. We support this application but reserve the right to review our decision in the light of Officer comments.

19/06 Correspondence:

The following items of correspondence were noted:

- (a) NFNPA Development Control Enforcement Parish List and Enforcement Schedule; Minerals and Waste List; Agricultural Occupancy List; and Tree Works Applications and Tree Preservation Orders lists.
- (b) Email from Steve Avery, Executive Director (Strategy & Planning), NFNPA re. decision to no longer send out hard copies of Planning Applications after 1st March 2019 (although they will remain available to view at Lymington Town Hall). **Action: Administration Assistant to consider possible options and associated equipment requirements and costs and circulate to Committee members.**
- (c) NFNPA Appeals Record: An initial review of the information provided by Steve Avery has been carried out. **Action: Mark Bockle to produce a more detailed analysis of appeals information for discussion at a future meeting.**
- (d) Email from Savills re. Consultation on Emergency Services Mobile Communications Network Rollout. **Action: Administration Assistant to forward information to Committee members.**
- (e) Request for feedback by Action Hampshire re. Rural Affordable Housing in the Village (2018 Vinneys Close scheme). **Action: Admin Assistant to circulate feedback questionnaire and collate feedback.**

19/07 Any Other Business: None

19/08 Date of Next Meeting: Tuesday 26th February 2019 at 7.00 pm.

The meeting closed at 8.30 pm.