

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
TUESDAY 30th APRIL 2019 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey Chairman
Russell Horne Henry Mellor
Kevin Whittle
Mina Beckett Administration Assistant
Pete Wales and 4 members of the public

Public Presentments:

The architect spoke in support of the application for a new dwelling at Bramblings, Sway Road (19/00283). The original scheme was for a substantial two storey dwelling which was refused on the basis that it was too large, not in-keeping with the local streetscene and would have a negative impact on nearby trees. The applicants have worked with the Planning Officer to amend the scheme which is much reduced in size (akin to the size of a typical triple garage) and tree specialists have been commissioned to ensure that the building does not have an adverse impact on nearby trees. The NFNPA Tree Officer has been consulted on the new scheme and has not raised any concerns. The building has also been set back from the boundary to reduce its impact on the streetscene. It is further proposed to put in a lower height fence than was previously planned but to plant in front to soften its appearance.

Two neighbouring residents spoke in opposition to the proposed development at Inchcolm, North Road (19/00279). They are concerned that there are inaccuracies and anomalies in the application location plan which do not show the true size and position of neighbouring properties. Likewise, they are concerned that there are errors in supporting documents, but also that the developer has not engaged with local residents to discuss their concerns. They are further concerned that although more parking is proposed than the previous application, this is still insufficient for the number and size of dwellings and access issues have not been satisfactorily resolved. Their remaining objections to previous applications still stand.

19/25 Apologies for Absence: Mark Böckle, Ian Holden

19/26 Declarations of Interest: None

19/27 Minutes of last meeting:

The Minutes of the meeting held on 26th March 2019 were signed as a correct record.

19/28 Matters Arising:

The Administration Assistant reported that Action Hampshire / HARAHA had been invited to attend a future meeting of the Committee to discuss feedback recently provided by Councillors on the Vinneys Close Affordable Housing Scheme – the date of their visit is yet to be agreed.

19/29 Planning Applications:

Appl. No: 00182

Property: Meadow End, Armstrong Lane
Proposal: Greenhouse; Gazebo
Comments: 3. We support this application.

Appl. No: 00208
Property: 28 Chestnut Road
Proposal: Veranda; Porch; Cladding
Comments: 3. We support this application.

Appl. No: 00222
Property: The Pig, Beaulieu Road
Proposal: Installation of Sewer System; Pumping Station and Kiosks
Comments: 2. We object to this application but would be happy to accept the Planning Officer's decision. We are concerned that contingency arrangements relating to the protection of the adjoining SSSI and neighbouring trees in the event of an incident (eg. a blockage or leak) are unclear. We are also concerned that tree roots and the route of the watercourse may be adversely affected during the course of construction of the scheme.

Appl. No: 000230
Property: Hinton Villa, Fathersfield
Proposal: Single Storey Side and Rear Extension; Demolition of Existing Conservatory and Outbuilding
Comments: 3. We support this application.

Appl. No: 00252
Property: Holly Bush, Sway Road
Proposal: Single Storey Extension (Demolition of Existing Conservatory)
Comments: 3. We support this application.

Appl. No: 00279
Property: Inchcolm, North Road
Proposal: 1 No. Detached Dwelling; 1 Terrace of 3 No. Dwellings; Parking; Access Alteration; Demolition of Existing Dwelling
Comments: 4. We object to this proposal on the basis that the current plans do not accurately reflect both surrounding properties and the site itself. Consequently we are therefore concerned that this is not a sound basis on which to determine the application. We are also unclear on whether the plans (latest noted amendment of 18.02.2019) have been revised to reflect the reduction in footprint of approximately 20m² noted in the Planning Officer's comments to make it consistent with the previous proposal. We are further concerned that, as was the case with the previous proposal, the application will result in overdevelopment of the site and overlooking and loss of amenity to neighbouring properties and the Conservation Area. Proposed access and parking arrangements also remain unsatisfactory.

Appl. No: 00283
Property: Bramblings, Sway Road
Proposal: 1 No. New Dwelling; Bin Store; Carport; Creation of New Access and Entrance Gates for Bramblings; 1.5m High Boundary Fence; Entrance Gates; Hardstanding; Associated Landscaping

Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

Appl. No: 00302
Property: Lloyds TSB, Sway Road
Proposal: Change of Use to 5 No. 2 Bedroom Flats; 4 No. Roof Lights; Alterations to Existing Access; 10 No. Parking Spaces; Cycle Storage; Associated Landscaping and Works (Application for a Non-Material Amendment to Planning Permission Reference 18/00985)

Comments: 3. We support this application but reiterate our view that inclusion of ducting to facilitate future installation of electric vehicle charging points should be encouraged.

Appl. No: 00314
Property: 70b Brookley Road
Proposal: Application to Vary Condition 3 of Planning Permission 18/00348 (Change of Use to Beauty Salon) to Allow Revised Opening Hours

Comments: 3. We support this application.

Appl. No: 00299
Property: Kintra, Hincheslea
Proposal: Application for a Certificate of Lawful Development for continued use of detached outbuilding as ancillary accommodation to the main dwelling

Comments: We are unaware of any further information relating to this property and are therefore unable to comment on this application.

19/30 Other Applications:

Appl. No: LICPR/19/02094
Property: 66 – 68 Brookley Road
Proposal: Application under the Licensing Act 2003 to permit late night refreshment Monday to Sunday, 23:00hrs to 23:30hrs. New Year's Eve until 01:00hrs. Sales of alcohol on and off the premises, Monday to Sunday, 08:00hrs to 23:00hrs. New Year's Eve until 00:30hrs. The hours the premises would be open is 08:00hrs to 23:30hrs Monday to Sunday and 01:00hrs on New Year's Eve / New Year's Day.

Comments: We object to this application. Planning Consent (18/00579) was granted on the basis of opening hours of 08:00 to 22:00 hours Monday to Sunday in order to minimise the impact upon the amenities of the occupiers of neighbouring residential and commercial properties in accordance with Policies DP1 and DP6 of the New Forest Core Strategy & Development Management Policies DPD (2010). For this reason we believe that the opening hours of the proposed Wine Bar should remain in accordance with Condition 3 of the Planning decision.

19/31 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; **Action: Administration Assistant to contact Enforcement Officer to ascertain whether a Planning Application will be received in respect of development at Perry's Place, Burley Road.**

- (b) Letter of objection from Rodger French to the proposed development at Inchcolm, North Road (19/00171); and
- (c) Email from Emily Cornford (ICT Senior Analyst, Applications) regarding changes to the NFDC Tree & Conservation Service ParishMap system.

19/32 Any Other Business:

The Chairman thanked the Committee for their work during the course of the year.

19/33 Date of Next Meeting: Tuesday 28th May 2019 at 7.00 pm.

The meeting closed at 8.30 pm.