

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
TUESDAY 28th MAY 2019 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey Chairman
Russell Horne Pauline Mueller Kevin Whittle
Mina Beckett Administration Assistant
Peter Wales and 10 members of the public

Public Presentments:

The applicant spoke in support of Application Ref. 19/00320 (13 Brookley Road). The Highways Officer has been critical of the scheme due to loss of two on-road parking spaces and difficulties in turning and access, however, these comments were made before the accompanying parking plan had been submitted and further consultation will be undertaken. A parking survey may be carried out but as the shop owner who stands to lose most, the applicant cannot see that loss of two parking spaces will be significant and foresees that it will have a positive impact on traffic flow by creating additional passing places.

The applicant spoke in support of the proposal at Fosters Well (Application Ref. 19/00326) and outlined plans to protect nearby trees during construction works.

The architect spoke in support of Application Ref. 19/00338 (Avenue House, East Bank Road). The scheme will not only to provide a small unit of accommodation to meet local housing need, but will also improve the neighbours' outlook and make better use of a dark and unused corner of the garden. There will be no overlooking of neighbouring properties from the main windows of the dwelling and the proposal includes a parking space. In response to a query regarding the height of the 'crog' loft sleeping area, the architect advised that this was a Building Regulations rather than a Planning matter, but that in any case his understanding is that there is no longer a minimum height requirement for habitable space. Likewise there is no requirement for a separate fire escape for the loft area as it is deemed to be a mezzanine floor and is therefore considered to be part of the ground floor.

19/34 Election of Chairman

John Korbey was unanimously re-elected as Chairman.

19/35 Apologies for Absence: Michael Harris, Henry Mellor

19/36 Declarations of Interest: None

19/37 Minutes of last meeting:

The Minutes of the meeting held on 30th April 2019 were signed as a correct record.

19/38 Matters Arising:

Vinneys Close Affordable Housing Scheme:

Bev Harding-Rennie (Action Hampshire Rural Housing Enabler), Holger Schiller (NFNPA Partnerships & Community Officer) and Tim Davis (NFDC Housing Development & Strategy Manager) attended the meeting to discuss feedback provided by Councillors on the Vinneys Close Affordable Housing Scheme.

With respect to the design of the scheme, Planning applications can only be made on the basis of Housing Register information: in this case there were a significant number of people on the NFDC Housing Register for Brockenhurst in need of a one-bedroom property. In terms of allocation, two of the Vinneys Close one-bedroom units were allocated to A Band households (those with the strongest local connections), three to B Band (local connection of at least 5 years) and one to C Band (two year local connection). The extant housing need was therefore met.

At the present time, the Housing Register indicates that single bedroom accommodation is still the strongest need in the Parish (24 households are on the waiting list for one bedroom properties, 23 households for two bedroom, 8 households for three bedroom and 1 household for four bedroom). A Housing Needs Survey for the Parish is likely to show additional needs (ie. for larger properties) but unless it results in additional applications to the Housing Register, these cannot be taken into account when designing schemes. Action Hampshire, NFDC and NFNPA promote the application process and try to explain the need for people to get onto the Housing Register (even if unlikely to be housed) so as to give a better view of housing needs in the Parish for planning purposes so any assistance the Parish Council are able to provide in this regard will be welcome.

With respect to concerns raised by the Parish Council regarding the site and construction process, these were explored in part during the Planning process but in hindsight it is accepted that it would have been better to have subsequently re-engaged with the Council to explain the rationale behind final scheme. That said, whilst there needs to be a greater sense of partnership working going forward, it will not always be possible to take stakeholder views entirely into account.

Going forward, work is underway to set-up Working Groups for each scheme with representatives from all relevant stakeholders including Parish Councils. A clear Terms of Reference needs to be put in place setting-out the roles and responsibilities of each of the parties, however, it is intended that they will set-up community consultation events and be involved in all aspects of development and implementation of the scheme to forge a greater understanding of how and why key decisions have been made. The principal issue now is finding suitable sites to develop additional affordable housing.

Ms Harding-Rennie advised that a further feedback survey covering the design and implementation of the Vinneys Close scheme would follow. The Chairman thanked Ms Harding-Rennie, Mr Schiller and Mr Davis for attending the meeting.

Enforcement Action at Perry's Place, Burley Road:

The Administration Assistant reported that Enforcement Officers have confirmed that a temporary stop notice was issued to prevent the further importation of waste and materials to the site. It is likely that an additional Planning application will be made to attempt to regularise the arrangements but in the meantime officers are working with the owner to agree a timetable for removal of items stored in the barn which fall outside its permitted use. If this cannot be agreed or the owner does not comply then they will take further enforcement action.

Enforcement Action and Licensing Application for 66 & 68 Brookley Road:

The Administration Assistant reported that Enforcement Officers are aware of the Licensing application which is contrary to Planning consent (ie. covering a wider time span of opening hours than was agreed in the original Planning application), however, whilst this is entirely legal, in order to actually work to these extended hours a Planning application would have to be made to vary the relevant conditions of the original Planning consent to avoid being in breach and liable for enforcement action. Nonetheless, it does not necessarily follow that the granting of a Licence on this basis would automatically allow a condition to be varied.

A separate retrospective Planning application is expected to be made shortly to cover the works which have been undertaken beyond the scope of the original Planning consent (ie. the greater extent of the rebuild).

19/39 Planning Applications:

Appl. No: 00310
Property: 4 Forest Hall
Proposal: Single Storey Linked Extension to Facilitate Garage Conversion; Roof Alterations to Garage; New Porch; Resurfacing of Driveway
Comments: 3. We support this application.

Appl. No: 00320
Property: 13 Brookley Road
Proposal: 2 No. New Dwellings; 1.8m High Fence; New Access and Associated Parking; Partial Demolition of Existing Storage Buildings
Comments: 3. We support this application.

Appl. No: 00326
Property: Fosters Well, North Weirs
Proposal: Single Storey Side Extension; First Floor Extension; 1 No. Chimney (Demolition of Existing Porch and Chimney)
Comments: 3. We support this application, however, we are concerned that the rooflights contravene the dark skies policy (DP6). Please note that we reserve the right to review our comments in the light of receipt of the Tree Officer's comments.

Appl. No: 00338
Property: Avenue House, East Bank Road
Proposal: Creation of Studio Flat; Courtyard Garden; Bicycle and Refuse Store; 1 No. Parking Space; Boundary Walls
Comments: 1. We support this application but reserve the right to review our comments in the light of Planning Officer or neighbour comments.

Appl. No: 00354
Property: Beachern Wood, Aldridge Hill
Proposal: Detached 5 Bay Garage with Storage Over (Demolition of 2 No. Existing Outbuildings)
Comments: 3. We support this application on the basis that a condition is attached to prevent its future use as an additional dwelling but reserve the right to review our comments in the light of receipt of the Tree Officer's comments.

Appl. No: 00385
Property: Lloyds TSB, Sway Road
Proposal: Application to Vary Condition 2 of Planning Permission 18/00985 (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) to Allow Minor Material Amendment Comprising Enlarge Rear Lift Shaft Dormer
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

Appl. No: 00387
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 18/00985)
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

19/40 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) Copy correspondence from Russ Parke to NFNPA Development Control raising a formal complaint regarding the refusal to allow him to speak in opposition to Application Ref. 19/00279 (Inchcolm, North Road) at the May 2019 Planning Committee meeting.

19/41 Any Other Business: None

19/42 Date of Next Meeting: Tuesday 25th June 2019 at 7.00 pm.

The meeting closed at 8.05 pm.