

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
TUESDAY 25th JUNE 2019 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey Chairman
Russell Horne Pauline Mueller Kevin Whittle
Mina Beckett Administration Assistant
4 members of the public

Public Presentments:

The applicants spoke in support of their proposal to extend their garage at No. 3 The Paddock (19/00392) to provide space for a home workshop. It is not intended for business / commercial use but for 'tinkering at weekends' as such is not expected to be noisy nor otherwise problematic for neighbours, all of whom were consulted prior to submitting the application. In response to a query, it was explained that the workshop will only be overlooked by a single access door from the neighbouring property and no windows. The site will be re-landscaped following the works with shrubs and plants transplanted where possible and replaced as necessary.

The Applicant and Planning Agent spoke in support of Application 19/00416 for a replacement dwelling at Horseshoe Lodge, Waters Green. Extensive consultation has been undertaken with Planning, Conservation and Tree Officers who consider that the more traditional, scaled-down and redesigned scheme is more reflective of the local area. The ridge line is broadly comparable with neighbouring properties and it is hoped that the new dwelling will enhance this part of the Conservation Area. The Applicant explained that she is intending to live at the new property and that the existing bungalow is in need of substantial renovation. Natural and in-keeping materials will be used wherever possible and the front garden will be landscaped in a cottage style with hedging to the front (the aspiration being to remove the front fence shown on the plans once this hedging is established). The proposed dwelling has been deliberately set further back on the plot than the present bungalow to facilitate car parking to avoid cars being parked on the track outside.

19/43 Apologies for Absence: None

19/44 Declarations of Interest:

Russell Horne declared an interest in Application 19/00398 regarding Forest Grove, Armstrong Road as his son lives in the neighbouring property. He provided contextual information but abstained from the decision-making process.

19/45 Minutes of last meeting:

The Minutes of the meeting held on 28th May 2019 were signed as a correct record.

19/46 Matters Arising: None

19/47 Planning Applications:

Appl. No: 00392
Property: 3 The Paddock
Proposal: Extension to Existing Garage to Facilitate Workshop and Log Store
Comments: 3. We support this application.

Appl. No: 00395
Property: Tanglewood Stables, Balmer Lawn Road
Proposal: Change of Use of Part of Existing Building to Dwelling
Comments: 4. We object to this application on the basis that it contravenes Policy DP10. Whilst a larger mobile home on the site is not desirable, this is preferable to setting an unwelcome precedent for other stables and agricultural properties in the area.

Appl. No: 00398
Property: Forest Grove, Armstrong Road
Proposal: First Floor Extensions; 2 No. Rooflights to Facilitate Additional Second Floor Habitable Accommodation; External Chimney
Comments: 3. We support this application.

Appl. No: 00416
Property: Horseshoe Lodge, Waters Green
Proposal: Replacement Dwelling and Outbuilding; Demolition of Existing Dwelling and Outbuilding
Comments: 1. We support this application, albeit that we have some concerns as to whether a precedent might be set by replacing one of the bungalows in this area with a two storey house, but would be happy to accept the Planning Officer's decision.

Appl. No: 00458
Property: 17 Auckland Avenue
Proposal: Single Storey Rear Extension (Demolition of Existing Rear Outbuildings)
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision.

Appl. No: 00459
Property: Brokenhurst Manor Golf Club
Proposal: Storage Shed (Demolition of 2 No. Existing Sheds)
Comments: 1. We support this application but would be happy to accept the Planning Officer's decision. We reserve the right to review our decision following receipt of Tree Officer's comments.

19/48 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 Friends of Brockenhurst to NFNPA Development Control objecting to Application 19/00395 (Tanglewood Stables, Balmer Lawn Road).
- (c) Correspondence from Tim Davis (NFDC Housing Development & Strategy Manager) regarding events being held in Winchester and Romsey as part of Rural Housing Week in early July.
Action: Councillors to advise Administration Assistant if they would like to attend these events to allow booking to be made with HARAHA.
- (d) Copy correspondence from Russ Parke in respect of Application 19/00279 (Inchcolm, North Road) to advise that he has made a formal complaint to NFNPA Development Control in respect of the associated consultation and advocacy process. Mr Parke has indicated that he is unhappy with the NFNPA's initial response and will be escalating the matter further.

19/49 Any Other Business:

Councillors noted that at the SW Parish Council Quadrant meeting on 18th June, Steve Avery from NFNPA advised that developers have been actively seeking out and purchasing properties in the area with lawful use for a small number of touring caravans on site with a view to replacing them with numerous residential mobile homes. For example, the site at Vernon Dean had 17 touring vans and the plan is to install 80 residential mobile homes. He advised Parish Councils to be aware of this situation and that he and his colleagues are actively lobbying for a change to Planning legislation to close this loophole.

19/50 Date of Next Meeting: Tuesday 23rd July 2019 at 7.00 pm.

The meeting closed at 7.50 pm.