

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF  
BROCKENHURST PARISH COUNCIL HELD ON  
TUESDAY 23rd JULY 2019 AT 7.00 PM  
AT THE VILLAGE HALL**

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

**Public Presentments:**

Land off Armstrong Lane (19/00435):

The Architect spoke in support of the application to erect a new dwelling. The history of the site and surrounding properties is complex, however, he contends that the use of infill land is consistent with the Local Plan within the Defined Village. The Local Plan has been updated twice since previous appeal decisions on the site and the forthcoming revision continues to place emphasis on development of housing to meet local need including increasing use of windfall sites such as this. In response to queries, it was confirmed that a construction management plan including parking will be put in place to minimise the impact on neighbouring amenity during the course of the works.

Two residents of neighbouring properties spoke in opposition to the development. They are concerned that there are significant factual inaccuracies in the application in relation to local biodiversity, trees on the site and its use as grazing and scrubland for approximately 40 years. They are also concerned to ensure that adjoining trees, earth banks and ancient track are preserved and protected, particularly during construction works. In response the Architect clarified that steps would be taken to manage the construction including preservation of existing buildings and features.

Neighbours also expressed concerns that the size of the proposed dwelling is disproportionate to the plot and will have a negative impact on surrounding properties in terms of overlooking and shadowing to principal rooms. They also feel that insufficient room has been allowed for the proposed two car parking spaces which will result in obstruction of the path and roadway, impeding access to Armstrong Lane and causing issues for residents, pedestrians and other road users.

Faith Cottage, Brookley Road (19/00436):

The Architect spoke in support of the application to extend this property. This application represents a slightly amended scheme from the two-storey extension approved in 2017. Two extra conservation rooflights have been added at the rear to increase light levels but the plans are otherwise substantially unchanged.

Longbow, Mill Lane (19/00444 & 19/00445):

The Architect spoke in support of the application to extend this property. This is one of the oldest buildings in the village and considerable discussions have been had with the Planning Officer and Conservation Officer aimed at preserving the historic features and character of the property both externally and internally. The link structure will be constructed from glass and unfinished oak to blend in with the original buildings.

Small Barn Off Hops House, Lyminster Road (19/00471):

The Applicant spoke in support of the application to change the Use Class of this building to create a tasting room and space to prepare online orders.

12 Sutton Place (19/00509):

The Planning Consultant spoke in support of the application to change the use of a piece of amenity land owned by the Crown Estate in front of the property which has now been purchased by the owners. Permission has been gained from the Highway Authority to convert this to an access drive and two spaces for off-street parking to alleviate problems with on-street and on-pavement parking. Pre-application Planning discussions have taken place with NFPA Development Control officers including the use of Eco-Grid surfacing, new pedestrian access to the path and proposed ongoing maintenance arrangements. This development is unlikely to set a precedent since this is the only property in Sutton Place with sufficient space to create off-street parking.

**19/51 Apologies for Absence:** None

**19/52 Declarations of Interest:**

Pauline Mueller declared an interest in Application No. 19/00435 (Land at Armstrong Close) and left the room whilst this application was discussed. She took no part in discussion nor decision-making for this application.

**19/53 Minutes of last meeting:**

The Minutes of the meeting held on 25th June 2019 were signed as a correct record.

**19/54 Matters Arising:** None

**19/55 Planning Applications:**

Appl. No: 00428  
Property: Old Oak, Meerut Road  
Proposal: Two Storey Extension; Outbuilding; Car Port (Demolition of Existing Outbuildings)  
Comments: 3. We support this application subject to the conditions recommended by the Tree Officer being imposed. We reserve the right to review our decision on receipt of Planning Officer comments.

Appl. No: 00435  
Property: Land Off Armstrong Lane  
Proposal: 1 No. New Dwelling; 1.2m High Wire Fencing; Associated Works and Landscaping  
Comments: 4. We object to this application.

There is significant local opposition to the proposal on the basis that it will have a negative impact on neighbouring amenity and cause significant overlooking to adjacent properties. It is our view that the proposal would result in over-development of this complex site. We are further concerned that both parking and vehicular access is limited and the relationship between the allocated parking and dwelling does not facilitate disabled access. Finally, we are concerned to ensure that, if the application is approved, a condition should be added to prevent any further development of the site.

With respect to the development process, no construction plan has been submitted with the application and as such it is difficult to gain assurance that parking will be appropriately managed and trees and banking along Armstrong Lane will not be damaged.

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Appl. No: 00436  
Property: Faith Cottage, 52 Brookley Road  
Proposal: Two Storey Extension; Single Storey Extension; First Floor Extension; New Porch; Alterations to Fenestration; Replacement 1.5m High Fence  
Comments: 3. We support this application.

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Appl. No: 00444  
Property: Longbow, Mill Lane  
Proposal: 2 No. Single Storey Extensions  
Comments: 1. We support this application subject to receipt of satisfactory comments from the Conservation Officer but would be happy to accept the Planning Officer's decision.

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Appl. No: 00445  
Property: Longbow, Mill Lane  
Proposal: 2 No. Single Storey Extensions; Internal Alterations (Application for Listed Building Consent)  
Comments: 1. We support this application subject to receipt of satisfactory comments from the Conservation Officer but would be happy to accept the Planning Officer's decision.

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Appl. No: 00465  
Property: Hunters Lodge, Sway Road  
Proposal: Front Porch  
Comments: 3. We support this application.

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Appl. No: 00471  
Property: Small Barn Off Hops House, Lymington Road  
Proposal: Change of Use of Barn to Mixed Use Classes B1, B2, B8 and A1  
Comments: 3. We support this application provided use is restricted to the ancillary use detailed in the application.

Appl. No: 00509  
Property: 12 Sutton Place  
Proposal: Change of Use of Amenity Area to Create New Vehicle and Pedestrian Access and Car Parking  
Comments: 3. We support this application. We reserve the right to review our decision on receipt of Planning Officer comments.

**19/56 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 and owners of neighbouring properties to NFNPA Development Control objecting to Application No. 19/00435 (Land Off Armstrong Lane).
- (c) Email from Ross Kempson notifying the Parish Council of a forthcoming Planning application to replace the Country Lanes railway carriage on the south side railway station approach road.
- (d) Correspondence with Guy McNair-Wilson regarding a forthcoming Planning application to erect a single new dwelling house at Black Knoll.

**19/57 Any Other Items:**

At the recent Parish Council meeting it was discussed as to whether to lobby NFNPA to require construction plans to be submitted with Planning applications. This will be raised at the next SW Quadrant meeting on 8th October 2019.

**19/58 Date of Next Meeting:** Tuesday 27th August 2019 at 7.00 pm.

The meeting closed at 8.30 pm.