

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
TUESDAY 26th FEBRUARY 2019 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey Chairman
Henry Mellor Russell Horne
Kevin Whittle John Wingham
Mina Beckett Administration Assistant

In Attendance: 7 members of the public.

Public Presentments:

Matthew Holmes from Chapman Lilly Planning Consultants spoke in support of the application at Brookwood, Sway Road (19/00069). The existing building is in need of substantial renovation and the developer considers redevelopment of the site to be the best option. The scheme has been designed in consultation with NFNPA Planning Officers to match the traditional character of the local area and contribute more positively to the streetscene than the existing building. Space has been left at the front of the building to provide sufficient car parking to meet Council standards and to incorporate landscaping to preserve local amenity. In response to queries, Mr Holmes confirmed that some trees and hedging have been removed from the site but these had not been subject to preservation orders.

Local residents raised concerns regarding factual inaccuracies in the scheme application. These include reference in the accompanying arboricultural report to screening from existing trees and hedging, however, much of this screening had been removed prior to the report date. Likewise, residents contend that many of the illustrative photos submitted with the application were taken many years previously and/or are an inaccurate representation of the views to and from the proposed development. In summary, they are worried that there will be insufficient screening of the development which, coupled with the proposed balconies, will result in unacceptable overlooking and attendant loss of privacy to nearby homes and gardens.

Residents are further concerned about the proposed drainage for the property. The application drainage report states that the ditch which runs between the development and the adjacent house in Highwood Road and then onwards to Sway Road generally runs dry, however, it is known to overflow regularly in inclement weather. Similarly, residents suggest that the report does not take account of the proposal to create hard standing for cars to the front of the development which will cause further surface water run-off. Additionally, whilst the developer's desire to culvert the ditch to provide additional garden space at the property is understandable, residents are worried that this gives rise to the risk of flooding to neighbouring properties.

With respect to the design, residents feel that the design is not in-keeping with the local streetscene and is significantly taller and larger than the existing bungalow and surrounding properties which will result in overshadowing. This significant increase in size and density of the development is exacerbated by the removal of much of the vegetation on site. Additionally, it is their view that the proposal to enlarge the entrance to the site will increase the building's visual impact from Sway Road which will not be satisfactorily mitigated by landscaping. Finally, the increased number of residents and associated vehicular traffic will mean that the access gate will be opened and closed more frequently than at present causing a hazard for pedestrians using the only available footway at this point of the busy main road (which includes young children from the Primary School nearby) as well as increased noise and loss of amenity for neighbouring properties.

19/09 Apologies for Absence: Mark Böckle, Ian Holden

19/10 Declarations of Interest: None

19/11 Minutes of last meeting:

The Minutes of the meeting held on 22nd January 2019 were signed as a correct record.

19/12 Matters Arising:

(a) Vinneys Close Affordable Housing Scheme:

The Administration Assistant reported that feedback from Councillors had been collated and provided to Action Hampshire / HARAHA as requested. Any further queries / updates will be provided to Committee members as they arise.

(b) Paper Copies of Planning Applications:

The Chairman reported that the NFNPA's recent decision to no longer provide Parish Councils with hard copies of Planning Applications after 1st March 2019 was discussed at a recent Quadrant meeting, however, this decision remains firm. In response, a trial was conducted at this meeting to see whether plans could be satisfactorily viewed in electronic format using a laptop and projector.

Councillors concluded that it was beneficial to both the Committee and members of the public to have this facility, however, it did not lend itself well to the detailed review and comparison of plans and consequently applications may not benefit from sufficient scrutiny and discussion. Some Committee members reported that they would be happy to bring their personal smartphones and/or tablets to future meetings with which to view applications, however, it was noted that not everyone had the necessary equipment, knowledge or experience to access applications in this way and to exclude them from the process on this basis would be undemocratic.

Changes to the layout of the meeting room were proposed to allow the screen to be viewed more easily by all parties and address concerns that Councillors could not always be heard from the public gallery which will be trialled at the next meeting. Councillors were nonetheless of the view that these changes were unlikely to be sufficient on their own and it was therefore agreed that paper copies of applications should be produced for each meeting. Should A4 copies prove inadequate, it was agreed that proposals would be developed for discussion at the Personnel & Resources Committee to purchase a large format printer and/or to provide tablet computers or other devices on which detailed plans can more readily be viewed.

Action: Administration Assistant to advise the Village Hall of the proposed new meeting room layout and produce printed copies of applications for future meetings.

19/13 Planning Applications:

Appl. No: 00033

Property: Perrys Place, Burley Road

Proposal: Application for a Certificate of Lawful Development for Proposed Use of Building and Associated Land for Use Class C1

Comments: We note that an application has been made for a Certificate of Lawful Development in respect of this property. This site has had a long Planning history and is the subject of Enforcement Case No. QU/18/0137 and as such we request that further details are supplied to allow the Parish Council to understand the

application and provide cogent information to support the decision making process.

Appl. No: 00038
Property: The Filly Inn, Lymington Road
Proposal: First Floor Rear Extension; 4 No. Air Conditioning Condenser Units; Replacement
Comments: 3. We support this application. We would welcome the addition of any measures to encourage wildlife at the site.

Appl. No: 00047
Property: Woodside, Meerut Road
Proposal: Insertion of 6 No. Rooflights to Facilitate Second Floor Accommodation; Extension to Garage to Include Link to House; Render; Timber Detailing; Alterations to Doors, Windows and Balustrade
Comments: 4. We object to this application on the basis that the additional rooflights will cause light pollution contrary to policy CP6, particularly those on the elevation fronting the open forest. We are further concerned that the proposed render finish will increase the visual impact of the property and not be in-keeping with neighbouring properties.

Appl. No: 00069
Property: Brookwood, Sway Road
Proposal: 4 No. 2 Bedroom Flats; 2 No. Car Ports / Storage Outbuildings; 4 No. Car Parking Spaces; 1 No. Bin Store; Boundary Fencing; Alterations to Existing Access (Demolition of Existing Dwelling and Outbuilding).
Comments: 4. We object to this application. It is our view that the proposed property is significantly larger and higher than the current and neighbouring bungalows and will significantly increase the density and massing of development in this area and result in overdevelopment of the site. The planned balconies will result in significant overlooking and loss of amenity to neighbouring properties, particularly given that much of the original hedging has been removed with attendant loss of screening. We are further concerned that plans to culvert the existing ditch give rise to the risk of flooding to neighbouring properties. We reserve the right to review our decision in the light of Planning Officer comments.

Appl. No: 00099
Property: Black Knowl Caravan Club Site, Aldridge Hill
Proposal: Application for a Certificate of Lawful Development for the Proposed Use of Land for Caravan Club Site to Operate All Year Round
Comments: We note that an application has been made for a Certificate of Lawful Development in respect of this property. This site has had a long Planning history and as such we request that further details are supplied to allow the Parish Council to understand the application and provide cogent information to support the decision making process.

Appl. No: 00137
Property: Walnut Cottage, Sway Road
Proposal: Two Storey and Single Storey Rear
Comments: 1. We support this application but would be happy to accept the Officer's decision. We reserve the right to review our decision in the light of Officer's comments.

19/14 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) Letter of objection from Mr & Mrs Wingate to the proposed development at Horseshoe Cottage, Waters Green (18/00993).

19/15 Any Other Business:

It was agreed that John Wingham will chair the next meeting on 26th March as John Korbey is unable to attend.

19/16 Date of Next Meeting: Tuesday 26th March 2019 at 7.00 pm.

The meeting closed at 8.45 pm.