

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 24th JANUARY 2020 AT 7.00 PM
AT THE VILLAGE HALL**

Present: John Korbey (JK) Chairman
Ros Bowles (RB) Russell Horne (RH) Kevin Whittle (KW)
John Wingham (JW) Richard Wolstenholme (RW)
Mina Beckett (MB) Planning & Communications Officer
Michael Harris (MH) and 13 members of the public.

Public Presentments:

Balmer Lawn Hotel (00194): The applicants explained their proposal to increase the capacity of the main function room at the hotel, provide additional accommodation for guests and new staff accommodation by which they hope to ensure the long term future of the hotel.

The new bedrooms will be in a separate block to the main hotel building but will be clearly linked using landscaping and will be built sustainably with solar panels, a living roof and a glass atrium. The building will be surrounded by heavy planting so as not to be visible from the main road and construction materials have been carefully chosen to blend with the surroundings.

In response to questions from the Committee, it was clarified that the earlier Planning permission for an extension to the main building has now lapsed. The applicants also confirmed that steps will be taken to minimise the risk of light pollution from the new Orangery roof and that landscaping improvements will be undertaken along the boundary with Balmer Lawn Road to improve visibility and safety for road users.

MH expressed his support for the plan which he suggests will be of benefit to the village and the wider New Forest area.

Neighbouring residents expressed overall support for the plan and welcomed a commitment from the applicants that they would continue to take all practicable steps to reduce noise pollution.

39 New Forest Drive (00925/00942): The applicant explained the rationale behind the application to extend their family home and to alter the external cladding to match a number of other houses on the estate. They also intend to convert their integral garage into habitable accommodation under Permitted Development which necessitates building a larger shed at the end of the garden for storage. This building will be slightly higher than the existing shed due to the need to protect the roots of a nearby oak tree which is subject to a TPO and will be constructed by the applicants themselves from a ready-to-assemble kit.

In response to neighbours' concerns, the applicant clarified that the existing air conditioning units were fitted to the property some years ago at which time Planning permission was not necessary. These will be replaced by a single unit which is sited at ground level in the rear garden and should not be seen or heard from the road or neighbouring properties. Roof windows on the new extension will be fitted with blinds to minimise light pollution.

9 Careys Cottages (00899): The applicant explained that the proposed works would normally take place under Permitted Development, however, what is now the rear of the property (facing Angel Valley) is shown on original plans as the front hence the need for this application.

20/01 Apologies for Absence: Pauline Mueller

20/02 Declarations of Interest: None

20/33 Minutes of last meeting:

The Minutes of the meeting held on 17th December 2019 were signed as a correct record.

20/04 Matters Arising:

Bournemouth Airspace Change Proposal Consultation: It was agreed that a formal report will be considered at the February Planning Committee meeting and subsequently ratified at the March Parish Council meeting ahead of submission by the consultation period deadline of 27th March 2020. It was also agreed that David Isley (NFNPA) would be contacted to ensure that he was aware of this consultation and its potential impact on the Local Plan Tranquillity Policy. **Action: RH to produce formal report. MB to contact David Isley (NFNPA)**

19/00891 – Keepers Cottage, Sway Road: Following consultation with the Planning Officer subsequent to the December Planning Committee meeting, Planning Committee members decided to amend their comments from “4. *We object to this proposal on the basis that the drawings provide insufficient information to allow us to determine the scope and nature of the application. We are also unable to comment on the effect of the proposed development on the surrounding trees as these are not shown on the plans*” to “1. *We support this application but would accept the Planning Officer’s decision*”.

Planning Applications – NFNPA Local List Requirements Consultation: Comments received from Committee members have been collated and sent to the NFNPA by the deadline date.

Proposed Main Modifications to the New Forest District (Outside the National Park) Local Plan 2016-2036 Part 1 Planning Strategy: This document has been circulated to Committee Members. It was agreed that no consultation submission was required since the proposals do not appear to affect Brockenhurst.

Community Infrastructure Levy (CIL): The NFNPA CIL Update paper has been circulated to Committee Members for information. NFNPA’s formal consultation is awaited.

Reductions in Planning Application Consultation Periods: It has been clarified that some local Planning Authorities were considering and/or have implemented shorter Parish Council consultation periods for Planning applications which would necessitate more frequent meetings, but that this is a local decision rather than a response to a change in national Planning guidance.

20/05 Planning Applications:

Appl. No: 00899
Proposal: Single Storey Extension
Property: 9 Careys Cottages
Comments: 3. We support this application.

Appl. No: 00914
Proposal: 38 Bedroom Extension to Hotel; Single Storey Extensions; Outbuilding for Staff Accommodation and Parking; Fire Escape; Revised Vehicular Access / Egress and Parking; Infill Window; Associated Landscaping; Removal of 2 No. Outbuildings, 2 No. Single Storey Extensions, Tennis Courts and Swimming Pool
Property: Balmer Lawn Hotel
Comments: 1. We support this application but would accept the Planning Officer's decision. We are keen to ensure that appropriate traffic mitigation, noise reduction and light pollution avoidance measures are put in place to preserve neighbouring amenity and comply with the Dark Skies Policy.

Appl. No: 00925
Proposal: 2 No. Single Storey Extensions; Cladding; Replacement Air Conditioning Unit; Soakaway
Property: 39 New Forest Drive
Comments: 3. We support this application provided the removal of the existing air conditioning units within a reasonable timeframe is noted as a condition of Planning permission. We also endorse the recommendation of the Environmental Health Officer regarding the hours in which development work may take place.

Appl. No: 00942
Proposal: Replacement Outbuilding
Property: 39 New Forest Drive
Comments: 3. We support this application.

Appl. No: 00943
Proposal: Outbuilding (Use Class A4)
Property: The Snakecatcher, Lyndhurst Road
Comments: 3. We support this application.

Appl. No: 00013
Proposal: First Floor Extension to Include New Roof; Two Storey Extension
Property: Mayberry House, Sway Road
Comments: 3. We support this application.

20/06 Correspondence:

The following items of correspondence were discussed:

- (a) NFNPA Enforcement, Minerals and Tree Works Lists: It was noted that it is not always straightforward to relate tree reference numbers in tree works applications to online plans.
Action: JK to raise at next SW Quadrant meeting

Concerns have been raised by nearby residents regarding parking of buses at Brockenhurst College causing a disturbance in the early morning. This issue has been logged with the Planning Enforcement Team for investigation.

- (b) Local Plan (2016 – 2036): The new Local Plan (adopted August 2019) has been published. A copy is available in the Parish Council Office for review if required.
- (c) SW Quadrant Meeting: The next meeting will be on 11th February at 7pm at Brockenhurst Village Hall.
- (d) NFNPA Consultation on Draft Revised Habitat Mitigation Scheme Supplementary Planning Document (SPD): The consultation document is available on the NFNPA website. Submissions must be received by midday on Wednesday 19th February 2020. **Action: MB to circulate link to consultation document. Councillors to provide response to MB by Wednesday 12th February 2020 to allow collation of comments and onwards submission to NFNPA.**

20/07 Planning Appeal – New Forest Activity Centre, Rhinefield Road

RH's briefing note on the proceedings of the November NFNPA Development Control Committee meeting and the proposed Parish Council Planning Committee appeal submission were discussed. **Action: RH to produce a formal report for MB to submit to the Appeal hearing by the deadline date of 19th February 2020.**

Mr McNair-Wilson informed the Committee that the appeal hearing has been confirmed as 8th April starting at 10am and will include a visit to the site. Parish Councillors and members of the public are very welcome to attend.

Bob Hull (the Planning Agent) confirmed that a detailed case has been put together including why Paragraph 79 should apply and what the future of the site will otherwise be if the appeal is rejected. The assigned Planning Inspector has extensive experience in adjudicating Paragraph 79 matters and a list of witnesses is being pulled together including technical input from the University of Southampton. Submissions from an independent panel of experts will also be submitted.

Mr McNair Wilson will provide a link to the Planning Inspectorate website which includes the Grounds for Appeal document. **Action: MB to circulate Grounds for Appeal document.**

MH stated that he intends to attend the appeal hearing and will speak in support of the application. He suggested that as many people as possible should seek to attend the hearing to show community support for the proposal.

20/08 Any Other Items

Maintenance Works in The Rise: It was noted that buses and other large / heavy vehicles will not be able to cross the village during the closure period which may cause practical difficulties for deliveries and student transport.

20/09 Date of Next Meeting: Monday 24th February 2020 at 7.00 pm.

The meeting closed at 8.55 pm.