

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 24th FEBRUARY 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)
Pauline Mueller (PM)
Jim Bailey (JB) Deputy Clerk

and 11 members of the public.

Public Presentments:

Land Off Armstrong Lane (00022): The applicant's agent explained that this is the second application on this site and has been revised to address the previous concerns. A tree management plan is being produced. A management plan is now in place for the construction to alleviate the effects on the lane. The National Park has produced guidance on development and this application follows that guidance. The applicant requested the Parish Council to consider the needs of the village rather than those of individual residents.

Residents expressed concern that the application is fundamentally similar to the previous version with some minor alterations such as it being slightly smaller. They feel that the construction management plan is inadequate and contend that the proposal does not meet tree policy guidelines, nor is it clear how services will be delivered into the property. It remains the case that access to site will be difficult during construction and there is no promise to return the lane into its previous condition on completion. Additional concerns were raised about the potential for damage to the bank and that there will be damage to local hedgerows and trees, and the proximity and height of the development. Finally, they are of the view that the proposed development of this small plot does not enhance the locality and, since it is likely to be a second or holiday home and will have restricted access, does not meet local housing need and is unlikely to be suitable for disabled people or young families

The Barn, Tilebarn Lane (00774): The applicant explained that the barn currently has a lean-to construction. The applicant took advice on seeding and soil status and is proposing 1,200 hedging plants and trees to address National Park horse related guidance.

Daisybank Cottage, Sway Road (00976): The applicant explained that this is a B&B business and two shepherd's huts were successfully applied for previously but have proven impractical in use due to the significant increase in Network Rail track works and associated disturbance for the occupants. This proposal is to remove the huts and replace with new buildings. There is ample parking on the plot and the larger hut will become a Yoga / community room and the smaller one a shower room for use by residents who arrive by cycle and can shower off before entering their main accommodation.

Deerhide, Forest Park Road (00973) The presenter explained that this is a new property that was recently purchased, and that this application is to enable the building of a bigger kitchen

area which they believe to be a modest extension and in keeping with the character of the property and the location.

20/10 Apologies for Absence: Richard Wolstenholme, Mina Beckett

20/11 Declarations of Interest: Pauline Mueller left the room during discussion of Application No. 00022, (Land off Armstrong Lane) and took no part in the decision making.

20/12 Minutes of last meeting:

The Minutes of the meeting held on 24th January 2020 were signed as a correct record.

20/13 Matters Arising:

Bournemouth Airspace Change Proposal Consultation: RH attended the open day in Bournemouth and discussed the proposals with the Project Manager on site. In the light of this discussion RH will amend the Planning Committee consultation response and submit this to the Parish Council for ratification and onward submission as part of the consultation process. **Action: RH to submit enhanced paper to full Parish Council for the consultation process.**

20/14 Planning Applications:

Appl No: 00774
Proposal: Lean to extension to existing barn to facilitate 3no. loose boxes and hay store; menage; removal of existing lean-to
Property: The Barn, Tilebarn Lane
Comments: 3. We support this application. The post rail fencing needs to be addressed due to the Officer's comments.

Appl No: 00973
Proposal: Single storey side extension; raised terrace
Property: Deerhide, Forest Park Road
Comments: 3. We support this application.

Appl No: 00976
Proposal: Construction of new 2 bedroom guest annexe; relocation and change of use of 2no existing shepherds hut to incidental space; demolition of outbuilding
Property: Daisybank Cottage, Sway Road
Comments: 3. We support this application. We have concerns about light pollution. We would like to see a better glazing solution used to minimise this pollution

Appl No: 00001
Proposal: Cladding
Property: Ardearn, Wilverley Road, Wootton
Comments: 1. We support this application but would accept the officer's decision. As we have not yet received either officer or neighbour comments, we reserve the right to review this decision.

Appl No: 00006

Proposal: Application for a Certificate of Lawful Development for Proposed single storey rear extension; porch; additional first floor side window (For Information Only)
Property: Wisteria, Lymington Road
Comments: No Comment as this was listed as "For Information Only"

Appl No: 00016
Proposal: Outbuildings (shed, greenhouse, garden room)
Property: Clover, Sway Road
Comments: 3. We support this application.

Appl No: 00022
Proposal: 1 no. new dwelling; 1.2 metre high wire fencing; associated works and landscaping
Property: Land Off Armstrong Lane
Comments: 4. We object to this application. There are serious concerns over how the Construction phase would be managed. National Park has identified suitable locations for this type of development, but this is not one of them. Tree concerns not addressed in this application. The slope is a concern which would mean no disabled access. Parking allocation would not fit two reasonable sized cars without encroaching on lane.

Appl No: 00027
Proposal: Replacement water booster kiosk and associated works
Property: Southern Water Booster Station, Land Adjacent to Church Lane
Comments: 1. We support this application but would accept the officer's decision. This application needs to preserve the amenity value of the site during construction. The Industrial Unit should be screened off from view. Consideration must be given for users of Church Lane for access to the church and churchyard.

Appl No: 00067
Proposal: Single storey extension
Property: 2 Headington, Meerut Road
Comments: 3. We support this application although concerns were raised about light pollution from roof light.

Appl No: 00077
Proposal: Application to vary condition 7 of planning permission reference 17/01037 for formalisation of car park; alterations to access; associated landscaping to allow commencement of work using existing access and visibility splays
Property: Meadens Skoda (Formerly Sway Road Garage), Sway Road
Comments: 3. We support this application

Additional

Appl No: 00086
Proposal: Two story extension; porch; alterations to doors and windows
Property: 2 FOREST VIEW, MARTINS ROAD, BROCKENHURST, SO42 7TQ

Comments: Parish council need to review this in March Meeting (23rd March 2020) so ask for an extension to the closing date for comments

Appl No: 00096

Proposal: Outbuildings

Property: 4 TATTENHAM ROAD, BROCKENHURST, SO42 7SA

Comments: Parish council need to review this in March Meeting (23rd March 2020) so ask for an extension to the closing date for comments

20/15 Correspondence:

The following items of correspondence were discussed:

- (a) NFNPA Enforcement, Minerals and Tree Works Lists: No comments raised
- (b) Bowling Green Cottage Shed: noted that this has been referred to enforcement
- (c) Huntsman Vehicle Charging Point: Noted that this has been referred to enforcement
- (d) The Bramblings Fence Correspondence was noted
- (e) The Rise Verges Correspondence was noted
- (f) Swift Nesting Bricks Correspondence was noted and agreed that these would be promoted when opportunity arises
- (g) Black Knoll Appeal Hearing Information about the appeal hearing were sent out by this committee and comments from residents included

20/16 Any Other Items

Beachern Wood: Concerns have been raised by members of the public that there is significant light pollution. Councillors noted that individuals can raise complaints of this nature directly with the Planning Enforcement Team

20/17 Date of Next Meeting: Monday 23rd March 2020 at 7.00 pm.
The meeting closed at 8.56 pm.