

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF  
BROCKENHURST PARISH COUNCIL HELD ON  
TUESDAY 26th MAY 2020 AT 7.00 PM  
VIA VIDEO CONFERENCE**

<b>Present:</b>	John Korbey (JK)	Chairman
	Ros Bowles (RB)	Russell Horne (RH)
	Pauline Mueller (PM)	Kevin Whittle (KW)
	John Wingham (JW)	Richard Wolstenholme (RW)
	Mina Beckett (MB)	Planning & Communications Officer
	Jim Bailey (JB)	Parish Clerk
	Peter Wales (PW)	Parish Council Chairman

**Public Presentments (by Email):**

Former Redmayne Engineering Site, Station Approach (00236): The Architect outlined the proposed alterations to the previously approved scheme.

**20/35 Apologies for Absence:** None

**20/36 Declarations of Interest:** None

**20/37 Election of Planning Committee Chairman**

JK was unanimously re-elected as Planning Committee Chairman.

**20/38 Minutes of last meeting:**

The Minutes of the meeting held via video conference on 27th April 2020 were agreed as a correct record.

**20/39 Matters Arising:**

Beachern Wood, Aldridge Hill: MB reported that this matter had been raised with NFDC Environmental Health, however, the current light levels do not meet the threshold to be considered an 'actionable nuisance' and the law does not prescribe a specific level of lighting. That said, the Environmental Health Officer provided some professional lighting guidance produced for architects and developers which he suggested could be brought to the attention of the property owner in the hope that they might take action to reduce the brightness and/or direction of the existing lighting. **Action: JK and RB to discuss local concerns regarding light pollution with the property owners. JK to raise at next SW Quadrant meeting.**

**20/40 Planning Applications:**

Appl No: 00231  
Proposal: Single Storey Extension; Alterations to Fenestration; Removal of Existing Single Storey Extension  
Property: Paston Lodge, Sway Road

Comments: 3. We support this application but would welcome the addition of a construction management plan to ensure that the impact of the works on neighbouring amenity (including contractor parking) are appropriately managed.

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Appl No: 00236  
Proposal: Application to Vary Condition 2 of Planning Permission 18/00497 for Construction of Mixed Use Development Including 7 No. Two Storey Dwellings; 2 No. Three Storey Dwellings; 4 No. Office/Retail Units (Use Class A1 and B1(A)) on Ground Floor and 5 No. Office Units (Class Use B1(A)) at First Floor Level; Carports, Parking and Associated Landscaping; Existing Access Retained; Demolition of Redundant Industrial Buildings  
Property: Former Redmayne Engineering Site, Station Approach  
Comments: 1. We support this application but would accept the Planning Officer's decision. We would welcome the addition of a construction management plan to ensure that the impact of the works on neighbouring amenity (including contractor parking) are appropriately managed.

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Appl No: 00242  
Proposal: Application for Lawful Development Certificate for Continued Use of Land as Seating  
Property: The Buttery, 25 Brookley Road  
Comments: 1. We support this application but would accept the Planning Officer's decision.

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Appl No: 00253  
Proposal: Single Storey Extension  
Property: 11 Forest Glade Close  
Comments: 3. We support this application.

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Appl No: 00255  
Proposal: Outbuilding  
Property: Kintra, Hinchleslea  
Comments: 1. We support this application but would accept the Planning Officer's decision.

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Appl No: 00256  
Proposal: Single Storey Extension  
Property: 4 The Briars, Avenue Road  
Comments: 1. We support this application but would accept the Planning Officer's decision. We would welcome the addition of a construction management plan to ensure that the impact of the works on neighbouring amenity (including contractor parking) are appropriately managed.

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Appl No: 00271

Proposal: Demolition of Existing Single Storey Shops; Erection of Building to Form a Ground Floor Shop / Café with Associated Holiday Lets Above and Basement Below; Decking; Associated Parking; Alteration to Kerb  
Property: Squirrels, Lyndhurst Road  
Comments: 4. We object to this application. We have particular regarding the extent and layout of the parking, particularly given the proposed use as holiday lets and café and existing parking issues in this area of the village. We further consider that this represents overdevelopment of the plot and that it will negatively impact the local streetscene including nearby listed buildings.

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Appl No: 00262  
Proposal: Front Infill Extension to Existing Garage; Convert Garage to Ancillary Annexe; Detached Garage and Carport; Alterations to Doors and Windows  
Property: Grove House, The Rise  
Comments: 1. We support this application but would accept the Planning Officer's decision. We would welcome the addition of a construction management plan to ensure that the impact of the works on neighbouring amenity (including contractor parking) are appropriately managed, particularly given previous issues with construction works in The Rise. We reserve the right to review our decision on receipt of Planning Officer comments.

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Appl No: 00305  
Proposal: First Floor Extension  
Property: Edgemoor Cottage, South Weirs  
Comments: 1. We support this application but would accept the Planning Officer's decision. We are, however, concerned that the proposed design (the changes to the timber detailing on the gable end of the north elevation and loss of the balcony in particular) will adversely impact the character of this distinctive house.

## **20/41 Correspondence:**

The following items of correspondence were discussed:

- (a) NFNPA Enforcement, Minerals and Tree Works Lists: Noted
- (b) Licensing Application – Thatched Cottage: Noted
- (c) Beachern Wood, Aldridge Hill:
  - Email from NFDC Environmental Health Officer regarding light pollution from external lighting at the property.
  - Copy email from Neil Hardy to NFNPA Development Control regarding removal of vegetation along the boundary of the property.
- (d) Former Redmayne Engineering Site: Copy correspondence from Latchmoor Court Residents Association to NFNPA Development Control setting out their residual concerns in respect of the proposed development.

## **20/42 Any Other Items**

Brookley Road: PW advised that consideration was being given to making alterations to the layout and traffic flow of Brookley Road to facilitate social distancing during the Covid-19 outbreak. Councillors to meet in Brookley Road at 10.15am on Thursday 28th May to explore options.

**20/43 Date of Next Meeting:** Monday 22nd June 2020 at 7.00 pm.

The meeting closed at 8.30pm.