

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 28th SEPTEMBER 2020 AT 7.00 PM
VIA VIDEO CONFERENCE**

Present:	John Korbey (JK)	Chairman
	Russell Horne (RH)	Pauline Mueller (PM)
	Kevin Whittle (KW)	Richard Wolstenholme (RW)
	Mina Beckett (MB)	Planning & Communications Officer
	Jim Bailey (JB)	Parish Clerk

and 10 members of the public

Public Presentments:

54A Brookley Road (20/00578): The applicant's sister spoke in support of the application. For health reasons the applicant is unable to ride a bicycle and therefore has no need for the existing bicycle shed, however, the summer house is capable of use as a bicycle store and is more robust and secure than the existing bike shed. The bike shed will be removed and the area landscaped.

Land Off Armstrong Lane (20/00592): Three neighbouring residents spoke in objection to the proposal which is the third application in the last 18 months, the latest of which was rejected by the NFNPA due to issues with access, parking, trees and loss of biodiversity. These remain the principle issues but residents are also concerned that Armstrong Lane and the bank between the track and the site will be irreparably damaged during construction.

It is their view that this site is not viable for development since the access is too narrow and steep to be easily negotiated. They are further concerned that the proposed building is close to the boundary fence and hedgerow of the neighbouring property and the excavation and scaffolding will cause damage both to these and the nearby mature trees.

Brookwood, Sway Road (20/00620): Three neighbouring residents spoke in objection to this application. Whilst these proposals represent a substantial improvement in comparison to previous versions, residents remain opposed to the culverting of the existing ditch bordering the property, Environment Agency advice being that culverts can increase flood risk and damage the environment and they are concerned that the culvert will exacerbate the flooding experienced in previous wet winters.

Residents also feel that a landscaping plan should be made a condition of the application to ensure appropriate screening and preservation of the Sway Road streetscene, particularly given that many of the trees and vegetation on site were removed prior to the first application being submitted.

Brooklands, 3 Woodbury (20/00658): The applicants spoke in support of this application, the purpose of which is to improve their use of the house. They are of the view that there is an established precedent for the development of houses in the village and that this small development is consistent with this. As part of the works they are proposing to remove the conservatory which will reduce light pollution. Each of the two balconies they are adding are at least 25m away from neighbouring properties.

Neighbouring residents object to the proposal as they feel that the balconies will overlook their houses and gardens with attendant loss of privacy. They are further concerned that the proposed increase in window area will affect light pollution and contravene the NFNPA's Dark Skies policy. Additionally they feel that the proposed change from tile hanging to wood cladding is not in-keeping with the character of the area.

20/68 Apologies for Absence: Ros Bowles (RB), John Wingham (JW)

20/69 Declarations of Interest: Pauline Mueller declared an interest in the applications for 54A Brookley Road (00578) and Land Off Armstrong Lane (00592) and took no part in the associated discussions or decision-making.

20/70 Minutes of last meeting: The Minutes of the meeting held via video conference on 24th August 2020 were agreed as a correct record.

20/71 Matters Arising:

Squirrels, Lyndhurst Road (20/00271): JK has raised residents' concerns with Keith Mans and written to the NFNPA to echo these concerns and draw their attention the technical issues experienced with the virtual Planning Committee meeting.

Steve Avery (NFNPA Head of Planning) has responded, noting the Parish Council's request to be consulted on the discharge of conditions and confirming that "given the prominence of this site and the level of local interest, we shall carefully monitor compliance with the various conditions and keep an eye on the site once building work commences". Councillors expressed concern regarding the NFNPA's assertion that members of the public had not registered to speak at the meeting when it was their understanding that they had wished to attend but had been unable to do so. **Action: MB to draft reply for JK to send to Steve Avery including addition of NFNPA virtual Planning Committee meeting issues to agenda for next SW Quadrant meeting.**

20/72 Planning Applications:

Appl No: 00498
Proposal: First Floor Extension
Property: 38 Rhinefield Close
Comments: 3. We support this application.

Appl No: 00578
Proposal: Retention of Summer House; Demolition of Bike Shed
Property: 54A Brookley Road
Comments: 3. We support this application.

Appl No: 00592
Proposal: 1 No. Dwelling; 1.2m High Wire Fencing; Associated Works & Landscaping
Property: Land Off Armstrong Lane
Comments: 4. We object to this proposal. We are in agreement with the Officer's reasons for refusing the previous application and cannot see that anything has changed significantly. This proposal represents overdevelopment of the site and compromises neighbouring amenity.

Appl No: 00594
Proposal: Replacement Window
Property: Pound Farm, South Weirs
Comments: 1. We support this application but would accept the Planning Officer's decision.

Appl No: 00620
Proposal: 2 No. Detached Bungalows; Fence; Cattle Grid; Alterations to Driveway and Parking; Demolition of Existing Dwelling and Outbuilding
Property: Brookwood, Sway Road
Comments: 4. We object to this application on the basis that plans to culvert the existing ditch give rise to the risk of flooding to neighbouring properties. The absence of a landscaping plan also causes loss of amenity to neighbouring properties and affects the character of the Sway Road street scene, particularly given that much of the original hedging has been removed with attendant loss of screening.

Appl No: 00658
Proposal: Single Storey Extensions; 2 No. Bay Windows; Creation of Balcony; Juliette Balcony; Alterations to Fenestration; Single Storey Extension to Garage (Demolition of Conservatory)
Property: Brooklands, 3 Woodbury
Comments: 2. We object to this application on the basis that the increase in window area will contribute to light pollution and the proposed balconies will result in a loss of neighbouring amenity, but would accept the Planning Officer's decision. We reserve the right to amend our decision on receipt of Officer comments.

20/73 Correspondence:

The following items of correspondence were noted:

- (a) NFNPA Enforcement and Tree Works Lists
- (b) Squirrels, Lyndhurst Road (20/00271) – Response received from Steve Avery
- (c) Former Redmayne Site, Station Approach (20/00236):
 - Concerns raised by neighbouring Latchmoor Court residents that the site was being cleared despite Planning permission not having been granted.
 - Clarification was received from the Planning Officer that the ground clearance works were in accordance with the previously granted application (18/00497) pending formal completion of a s106 legal agreement to allow the current application to be determined.

20/74 Any Other Items

- (a) Light pollution from Balmer Lawn Garage – A local resident had reported that security lights at the garage were causing a nuisance by shining into the windows of his home

late at night. Alan Bartlett is working with the Balmer Lawn Garage manager to resolve this issue.

- (b) Temporary Storage of Buses at Brockenhurst College – Discussions are underway between the College and bus companies to resolve this situation and find more permanent storage for vehicles following the closure of Lymington Bus Station.

20/75 Date of Next Meeting: Monday 26th October 2020 at 7.00 pm.

The meeting closed at 8.15 pm.