

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF
BROCKENHURST PARISH COUNCIL HELD ON
MONDAY 21st DECEMBER 2020 AT 7.00 PM
VIA VIDEO CONFERENCE**

Present: John Korbey (JK) Chairman
Ros Bowles (RB) Russell Horne (RH)
Pauline Mueller (PM) John Wingham (JW)
Kevin Whittle (KW) Richard Wolstenholme (RW)
Mina Beckett (MB) Planning & Communications Officer

Pete Wales, Mary Pattison and Michael Harris attended for part of the meeting.

20/94 Apologies for Absence: None

20/95 Declarations of Interest: None

20/96 Minutes of last meeting: The minutes of the meeting held via video conference on 23rd November 2020 were agreed as a correct record.

20/97 Matters Arising:

Draft Guidance Notes for Members of the Public: Planning Committee Process: The Planning & Communications Officer advised that a link to this document will be added to the Planning page of the Parish Council's website following some minor additions and amendments.

Dust Management Plan for Squirrels, Lyndhurst Road (20/00271): The Planning & Communications Officer reported that the Planning Officer had been advised of councillors' concerns that the plan does not adequately address issues with deliveries to site and contractor parking, both of which, if not managed effectively, will have a significant detrimental impact on local residents and businesses and traffic flow.

The Planning Officer advised that the onus is on the contractor to ensure development proceeds in a manner so as to avoid harmful impacts upon the area / neighbours etc, however, Condition 13 of the consent will also need to be complied with as follows:

"Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: In order to preserve the amenities of neighbouring residents and to meet the requirements of Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019)".

Councillors noted that if the developer is a member of the Considerate Contractors Scheme this may help to avoid any problems and provide a route for escalation and resolution if necessary.

Cinnamon Gardens, Sway Road (20/00758): Planning Officer comments received subsequent to the meeting were discussed and it was agreed that they would remain as: “3. We support this application”.

Woodruffe, Meerut Road (20/00760): Planning Officer comments received subsequent to the meeting were discussed and it was agreed that they would remain as: “4. We object to this application on the basis that the proposed extension is not ancillary to the main building and represents overdevelopment of the site”.

20/89 Planning Applications:

Appl No: 00770
Proposal: Single Storey Infill Extension
Property: 36 Auckland Avenue
Comments: 3. We support this application. We reserve the right to review our decision on receipt of Planning Officer comments.

Appl No: 00773
Proposal: Change of Use to B&B and Tea Room; Retention of Single Storey Conversion to Facilitate Manager’s Accommodation; First Floor Extension to Facilitate Manager’s Accommodation; 2 No. Roof Lights; Alterations to Fenestration; Extension; Pitched Roof to Kitchen Extension; 4 No. Self Contained Holiday Lets (Use Class C3); 2 No. Bike Stores and Cycle Racks; Demolition of Single Storey Rear Extensions and Outbuildings
Property: Cloud Hotel, Meerut Road
Comments: 4. We object to this application. We feel it is important to maintain hotel provision in the area to accommodate increasing numbers of visitors but are concerned that the addition of a tearoom will lead to over-intensification of use. Parking is already very limited in this residential area and the proposals are likely to lead to further parking, traffic and road safety issues, particularly given the site’s open forest frontage and proximity to a dangerous bend in the road.

Appl No: 00774
Proposal: Renovation and Extension to Single Storey Outbuilding; Change of Use from Stables / Barn to Photographic Studio, Offices, Garages and Workshop
Property: Tile Barn Farm, Lymington Road
Comments: 3. We support this application but would like to see a specific condition imposed to prevent business use.

Appl No: 00775
Proposal: Renovation and Extension to Single Storey Outbuilding; Change of Use from Stables / Barn to Photographic Studio, Offices, Garages and Workshop (Application for Listed Building Consent)
Property: Tile Barn Farm, Lymington Road
Comments: 1. We support this application but would accept the Planning Officer’s decision.

Appl No: 00816
Proposal: Extension to Outbuilding; Extension to Driveway
Property: Wootton Heath Cottage, Wilverley Road, Wootton
Comments: 1. We support this application but would accept the Planning Officer's decision.

Appl No: 00839
Proposal: Outbuilding (Demolish Existing)
Property: Clematis Cottage, Lymington Road
Comments: 1. We support this application but would accept the Planning Officer's decision.

Appl No: 00884
Proposal: Single Storey Rear Extension
Property: Lane End, Addison Road
Comments: 3. We support this application, however, the lantern roof contravenes NFNPA's Dark Skies Policy and a condition should be added to ensure that suitable light-reducing glass is used. We reserve the right to review our decision on receipt of Planning Officer comments.

20/98 Correspondence:

The following items of correspondence were discussed:

- (a) NFNPA Enforcement and Tree Works Lists.
- (b) Call for Projects from NFDC re. Biodiversity Net Gain and Nutrient Mitigation – closing date for expressions of interest is Tuesday 5th January 2021.
- (c) Email correspondence to/from Marion Burden on behalf of Sutton Place residents re. urbanisation, increase in Airbnb properties and loss of character in this part of Brockenhurst.
- (d) Update from NFDC re. development of affordable housing in Brockenhurst.
- (e) Email from Helen Johnson re. Bus Parking at Brockenhurst College – Concerns have been raised that public buses are being parked on College grounds on a regular basis causing noise and emissions nuisance to nearby residents. **Action: MB to respond. JK to ascertain Operator's Licence number to allow the registered depot address to be determined and further enquiries to be made with the Transport Commissioner / Environment Agency as appropriate.**

20/99 Any Other Items

Ringwood Town Plan: RB brought this document to the Committee's attention which has proven useful to the Town Council in their decision-making including when considering Planning applications. **Action: MB to circulate link to online document.**

20/100 Date of Next Meeting: Monday 25th January 2021 at 7.00 pm.

The meeting closed at 8.45 pm.