

BURLEY PARISH COUNCIL

Draft Minutes to be approved on 11th September 2019

Present Cllr Daubeney (BPC Chairman) Cllr Clarke (Chairman of Planning Committee),
Cllr Russell, Cllr Martin, Cllr Johnstone & Cllr Egerton

Date Wednesday 6th August 2019

Opened at 6.30 p.m. Closed at 8.15p.m.

Subject Burley Parish Council Planning Committee meeting

1 Public Participation 4 members of the public in attendance for the initial stage of the meeting.

A member of the public raised concerns about the continually rising levels of traffic using Garden Road to by-pass the village centre. This was increasingly & unreasonably inconveniencing the residents who are the joint owners of this gravel-tracked thoroughfare and responsible for its upkeep. It was being suggested that a lockable barrier should be erected at some point across the road (similar in fashion to those installed in Castle Hill & Honey Lanes by Forestry England) to prevent the passage of such through traffic. A pinch point is also being proposed by the entrance to Garden Road by its junction with Ringwood Road in order to promote traffic calming and deter car parking by the general public.

Councillors pointed out that there is a HCC-recognised public pedestrian Right of Way along Garden Road; probably also a Bridle Way and quite likely also a de facto public Right of Way for the benefit of vehicular traffic by virtue of 'prescription' i.e. long term uninterrupted usage.

It was recommended to the individual(s) concerned that the actual current user status of the road should be established – initially with the local authority, NFDC (NM) – before detailed proposals could be entertained. The works envisaged would, at the least, require Planning Permission and, quite probably, confirmation of general village agreement.

Another member of the public raised concerns about inappropriate behaviour currently apparent in public on a significant scale late at night in the Vereley Car Park area. It was agreed that the appropriate authorities needed to be questioned about this issue (which is also believed to be publicised on a website).

Two other members of the public expressed on-going concerns about the works proposed at a property in Pound Lane (RC)

2 Apologies The Parish Clerk

3. Declarations of Interest A non-pecuniary interest was noted on the part of Cllr. Clarke who is familiar with the applicant and his architect in respect of PA 19/00565

4. Noting of recent decisions

Decisions communicated by the NF National Park Authority since the Parish Council monthly meeting of 10th July 2019: -

Application No. & Date	Address	Proposal	BPC Recommendation	NFNPA Decision
19/00344 23.05.19	Greenlands, Southfield Lane	Two storey extension (demolition of lean-to)	R5 – NPOs to decide	Granted 17.07.19
19/00456 - 05.06.19	Sandy Shoot Cottage, 20, Honey Lane	Extension & conversion of Barn to facilitate 3 bay car port	R5 – NPOs to decide	Granted 31.07.19

5 Consideration of Planning Applications

The meeting then considered the following new applications and agreed its recommendations accordingly (It was particularly noted by Cllr. Clarke that the agents of the applicant parties had all

been advised by telephone beforehand of the timing of this additional Planning Committee Meeting, in addition to the usual Public Notices) : -

Application No. & Date	Address	Proposal	Deadline for BPC Response	BPC Recommendation
19/00446 08.07.19	Holmsley Rail Bridge, A35/C10 Junction	Replacement & realignment of bridge & associated works; demolition of bridge	12.08.19 (extn. of dead - line agreed with NFNPA)	R3 – Permission (subject to comments)
19/00565 12.07.19	6 Esdaile Lane	Single storey rear extension; new pitched roof to existing flat roof single storey extension; alterations to fenestration; render	16.08.19	R5 – NPOs to decide
19/00571 18.07.19	Marl House, Burley Street	Single storey side addition; demolition of existing conservatory	22.08.19	R5 – NPOs to decide
19/00554 22.07.19	The Pound, Pound Lane	Outbuilding; demolition of existing outbuilding	26.08.19	Defer decision for further information

PA 19/00446 - Cllr. Martin updated the meeting on the briefings he had received from Hampshire Highways regarding the proposed replacement of Holmsley Rail Bridge, specific details of which he would pass on to Cllr. Clarke. Whilst it was agreed that BPC not would wish to oppose the new bridge works, there were concerns about the handling of the scheme to date and the inconvenience execution of the works would cause to traffic (and Burley villagers in particular). There would be a number of road closure measures over extended periods on the basis that it was currently planned the works would start around March 2020 and take at least 9 months to complete. In particular, HCC have yet to provide a detailed Traffic Management Plan in order that vehicle owners could know, for instance, the extra time it would take on occasions to reach Brockenhurst Rail Station.

PA 19/00554 - Cllrs noted that (as with the plans of the previous, similar, application PA 19/00292) the applicant's drawings still did not show the track of the Right of Way passing over the garden of that property. This track provides practical vehicular & pedestrian access to the rear of two adjoining houses as contractually established in April 1960 and publicly recorded with the Freehold Titles at the Land Registry. Without the re-positioned proposed outbuilding's relationship to this track being shown on plan there was clearly considerable danger of dispute arising about possible obstruction - not only from the new outbuilding (including its carports) but also the cars parked outside & around it. If this further information was not now appropriately recorded & provided to help ensure due respect & observation of the respective rights & obligations of the parties, it appeared to Cllrs that they would be led to Recommend Response R4 i.e. Refusal of the Application for this reason.

Cllr. Clarke would forward the agreed planning responses to NFNPA by email in the usual way.

6. Urgent Business Cllrs Daubeney & Clarke noted that they would be attending a site meeting at Shappen Stores & PO on 16th August for preliminary discussions concerning possible development proposals there.

The meeting closed at 8.15 p.m.

Date of next meeting will be Wednesday 11th September 2019 at 6.30pm in Myrtle Hall in the usual context of the full monthly meeting.