

Beaulieu Parish Council Planning Committee minutes of meeting held on January 14th 2025

Present: Cllr Steele [Chairman], Cllr Hubbard, Cllr Dolear, Cllr Reece, Cllr Knight and Mr and Mrs Linfield for Sowley Gate Cottage.

Apologies: None

Minutes of the meeting held on November 19th 2024 were unanimously passed:

Proposed: Cllr Dolbear

Seconded: Cllr Hubbard

The following planning applications were discussed:

24/0328 Sowley Gate Cottage, Sowley Lane, East End, Lymington, SO41 5SQ

Replacement dwelling and associated landscaping; demolition of existing building.

The Chairman informed the Committee that the existing single storey building at the bottom of Brown's Lane was of little architectural interest and was not on the local list as a non designated heritage asset. The proposed replacement dwelling is a single storey contemporary structure with timber cladding, metal roof and aluminium windows chosen to prevent excessive impact from glazing and good solar shading. The proposed dwelling has been moved to the east of the existing footprint to avoid a tree and has been increased by 30% in line with planning policy DP35.

New planting is proposed to integrate an enlarged parking area; no trees or existing hedging is being removed.

The Chairman reported that the Building and Conservation Officer had requested that a number of windows on the north side of the property were reduced in size due to it facing a sensitive rural landscape. Otherwise, the Officer had no concerns over the proposal.

Mrs Lindfield informed the Committee that they were rebuilding the cottage on the Sowley Gate site first to give them somewhere to live when the main dwelling was replaced at a later stage. She confirmed that the design of the proposed new main dwelling would also be a contemporary design in keeping with the cottage and would be for a two storey three bedroom house enlarged by 30%.

Mrs Lindfield confirmed that the plans for the replacement cottage were being amended to comply with the Building and Conservation Officer's requests to reduce the size of various windows on the north elevation. She indicated that they were at an early stage of developing plans for the replacement main dwelling and solar panels and air source heating were being investigated as part of the proposal.

The Chairman reported that an earlier site visit had confirmed that the contemporary design was felt suitable for this edge of Solent site and that the footprint move to the east was acceptable and was beneficial for a large oak tree very close to the existing property.

Beaulieu Parish Council unanimously recommended permission but would accept the decision of the National Park Authority's officers for the following reasons:

1. Proposal conforms with DP35 on habitable space

2. The simple contemporary design is felt suitable for this location on the edge of the Solent and will have a minimal impact on neighbouring properties and the general character of the surrounding area.

Proposed: Cllr Hubbard

Seconded: Cllr Reece

24/001405 LDCE 2, Beck Heath Cottages, St Leonards Road, East End, Lymington, SO41 5SR

Application for a certificate of lawful development for existing use of dwelling in breach of the agricultural occupancy planning condition.

The Chairman informed the Committee that the applicant has to demonstrate that the dwelling has been used consistently for permanent residential use over a period of 10 years in breach of the restrictive conditions and had provided council tax records and declarations of residency to support the claim.

The Beaulieu Parish Council unanimously decided to send the following response to the National Park Authority:

Beaulieu Parish Council has no knowledge of the use of this property over the last ten years but is against the loss of the agricultural tie due to the lack of suitable local properties for agricultural workers and commoners.

Proposed: Cllr Hubbard

Seconded: Cllr Dolbear

24/01365 DOC Land off Sandpit Lane, Sowley, East End, Lymington, SO41 5SQ

Application for the discharge of condition 2 of planning application 21/00444 for field store.

A change in roofing material from felt to slate is requested.

The chairman reminded the committee that the field store had been given planning permission for agricultural use only following some local opposition as to the position of the field store.

The Committee felt that in the National Park field stores traditionally have felt or tin roofs and that they do not support a tiled roof in this location. It was agreed that she would talk to the planning officer on the case before the Parish Council meeting.

Beaulieu Parish Council unanimously recommended refusal for the following reasons but would accept the decision of the National Park Authority's officers under their delegated powers:

1. This building has planning permission to be used as an agricultural field store and in the National Park such buildings have either felt or corrugated iron roofs
2. We consider that a slate roof will make the building look too much like a residential dwelling in this rural location.

Proposed: Cllr Hubbard

Seconded: Cllr Reece

The meeting closed at 7.15 pm.