

Minutes of Beaulieu Parish Council Planning Committee held on September 10<sup>th</sup> 2025

Present: Cllr Steele [Chairman] Cllr Rowland, Cllr Dolbear, Cllr Knight, Cllr Reece and Nicky Deering [Clerk]. In attendance Mrs Amin for Twin Palms, Mr and Mrs Burwood for Beufre and Mrs Roberts for Beaulieu Fine Arts.

1. Apologies: None.
2. Minutes of the meeting held on July 15<sup>th</sup> 2025 were unanimously passed:

Proposed: Cllr Dolbear

Seconded: Cllr Reece

3. The following planning applications were discussed:

25/00761 Full Twin Palms, The Hummicks, Dock Lane, Beaulieu, SO42 7YU

Application to infill carport to form habitable space; extension to balcony, alternations to windows and doors. Erection of detached garage.

The Chairman reported that the infill of the carport was compliant with DP36 as the space had previously been included as habitable space in a previous planning application as confirmed by the Parish Briefing. The recent site visit by the Parish Council had not raised any major issues with the proposed plans.

Mrs Amin confirmed with the Committee the plans for the proposed new garage and outlined the proposals for refurbishing the property, including re using the weathered timber cladding removed from elsewhere on the property. She confirmed that outside lighting would be kept to a minimum and low lighting would be used on the re position front steps. She brought to the Committee's attention to the new Ecological Enhancement Proposal that had been added to the proposal.

The Committee voted unanimously to recommend permission but would accept the decision reached by the National Park Authority under their delegated powers for the following reasons:

1. Proposal conforms with DP36 on habitable space
2. Proposal felt appropriate for this Hummicks style house and its curtilage
3. Proposed new garage is compliant with DP37 on outbuildings as is proportionate and subservient to the main dwelling.

Proposed: Cllr Dolbear

Seconded: Cllr Steele

25/00407 Full Beufre, Bucklers Hard Road, Beaulieu, SO42 7YA

Application for new three bay garage with room over and attached work shop.

The Committee discussed with the applicants the report from the Conservation Officer that had just been received who had raised an objection to the proposal due to the scale, height and massing of the proposal and its impact on the important listed adjacent Cart Barn. The proposed building is also felt not to be sufficiently subservient to the main dwelling and detracts from the Grade 11 listed curtilage of Beufre House.

Mr and Mrs Burwood informed the Committee that they disagree with the Conservation Officer over the height of the Cart Barn and do not agree that the proposed new garage structure would be higher than the barn and pointed out that a similar three bay garage proposal had been approved in the listed curtilage of Hill Top House.

The Chairman indicated that in view of the objection by the Conservation Officer it would be difficult for the Parish Council to support the application and it was suggested that at this stage the best course of action would be to withdraw the application and engage with the Conservation Officer to find a satisfactory way forward. It was pointed out that the Officer had indicated that a building of reduced scale may be considered more favourably.

The Committee voted that in the absence of the application being withdrawn they would return the application to the National Park Authority and accept their decision.

Proposed: Cllr Rowland

Seconded: Cllr Dolbear

25/00803 LBC Beaulieu Fine Arts, Manor House, Beaulieu High Street, Beaulieu, SO42 7YA

Application to block 3 doorways, alterations to staircase, new stud partitioning, formation of new openings and 4 new roof lights.

The Chairman informed the Committee that this application was to create a self contained residence and separate art gallery in this listed property and that the National Park planning officer had indicated that this listed application needs to be accompanied by a full planning application to regularise the residential element of the proposal.

The Committee discussed with Mrs Robert the recently received report from the Conservation Officer who had raised an objection to the proposal to split the listed building between residential and commercial use. She outlined her initial response to the objection would be to remove the shower extension and two of the roof lights. Mrs Roberts indicated that she felt it disappointing that the Conservation Officer had not recognised that the building had been previously used for residential and commercial purposes.

The Chairman indicated that it was not possible for Beaulieu Parish Council to make a decision on this application until it was accompanied by a full planning application as requested by the National Park Authority's planning officer. It was suggested to Mrs Roberts that it might be best at this stage to withdraw the listed planning application until the full planning application is ready which would give her time to engage with the Conservation Officer.

The Committee voted unanimously that in the event this application is not withdrawn to return the application to the National Park Authority with the comment that we are waiting for a full planning application before we can comment on this listed application.

Proposed: Cllr Dolbear

Seconded: Cllr Reece

2/00804 FULL Pond House, Sowley Lane, East End, Lyminster, SO41 5SQ

Application for an outbuilding containing a sauna in a listed curtilage.

The proposal is designed in black timber to match adjacent outbuilding and is situated at the furthest point from the listed property. The Chairman informed the Committee that the Conservation Officer has not raised an objection to the proposal.

The Chairman reported that she and Cllr Rowland had visited the site and it confirmed that this proposal would have a limited impact on this listed curtilage and would not be visible from the road.

The Committee voted unanimously to recommend permission but to accept the decision of the National Park Authority for the following reasons:

1. Proposal conforms with DP37 on outbuildings
2. The proposed building is relatively unobtrusive and will have a minimal impact on the listed building and the appearance of the surrounding area.

Proposed: Cllr Rowland

Seconded: Cllr Dolbear

25/00764 FULL Sowley Farm House, Sowley Lane, East End, Lymington, SO41 5SQ

Application for change of use of existing cottage to Estate office, change of use of agricultural buildings to a dwelling; infill of west agricultural building and change of use to garage and biomass boiler house, single storey extension to existing agricultural building, porch to existing cottage, alterations to windows and doors of buildings, swimming pool, hard and soft landscaping, associated works and temporary contractor entrance.

The cottage is on the Local List as a non designated heritage asset and the collection of barns are considered worthy of being added to the List.

The Chairman informed the Committee as this is a very extensive application she had obtained an extension until the end of the month to allow time to consider the numerous documentation. She explained to the Committee that the new owners of the Sowley Estate are seeking to create a new principal dwelling and Estate Office on the Estate using the existing farm house and agricultural barns at Sowley Farm which have been unoccupied for many years.

The Chairman also advised the Committee that although these proposals do not result in any major new construction on the site, they do not conform with the National Park Authority's planning policies. She suggested that at this stage the Committee should concentrate on establishing whether there are sufficient reasons to justify a departure from policy in this instance. She informed the Committee that the Parish Briefing has indicated that this could reasonably be justified on the basis:

1. The Estate and the National Park could benefit from this neglected Estate being administered in a much more professional and effective way as outlined in the applicant's Estate Management Plan for which a principal residence and Estate Office would be required.
2. The proposal would ensure the long term future of a group of heritage assets which are felt to have considerable architectural value. The plans for the renovation for the buildings are relatively light touch with the roof levels unchanged and the exteriors only marginally altered.

The recent site visit had confirmed that the agricultural buildings are no longer suitable for modern farming methods and are likely to deteriorate further if not repurposed. The plans for the refurbishment of the buildings were felt to be sympathetic and would leave the overall look of the

area largely unchanged. The Committee were in agreement that any departure from policy would have to be accompanied with a binding commitment [such as a Section 106 or a similar agreement] from the applicants that the buildings in question were tied into the Sowley Estate and could not be sold off separately at a later stage.

It was agreed that we would wait for the Landscape and Conservation Officer's reports before making a decision on the application and if necessary ask for a further extension so that it can be considered at the October planning meeting.

Meeting finished at 7.20 pm.