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Minutes of Beaulieu Parish Council Planning Meeting held on July 15th 2025

Attendees: Cllr Steele [Chairman], Cllr Hubbard, Cllr Rowland, Cllr Dolbear, Cllr Reece, Cllr Knight, Nicky Dearing [Clerk]. In attendance for Little Marsh House Mark Dixon, James Roberts and Nick Umney.

Apologies: None

Minutes of meeting held on July 1st 2025 were unanimously passed:

Proposed: Cllr Reece

Seconded: Cllr Rowland

The following planning applications were discussed:

25/00606 FULL Little Marsh House, Parkshore, Beaulieu, SO42 7XL

Application for outbuilding and associated landscaping; demolition of existing building.

The proposal is to replace the existing wooden boathouse with a new building twice the size at 114 sq. metres of the existing 40 metres to the west to an area felt by the application to be more discrete when viewed from the Solent. The replacement building will be in the same architectural style as the rest of the site, 3.6 metres high and clad in vertical cedar boards.

The Chairman thanked Mr Dixon and the Little Marsh team for their earlier site visit and informed them that while the size and design of the proposed new boat house were considered acceptable some concern had been expressed that the change in position for the building increased the build form of the site along the Solent foreshore. A discussion followed as to the merits of the new position and the pre application view of the Landscape Officer and Planning Officer were noted as supportive of the new site. It was agreed that on balance the new site was preferable for this larger building which would have more mature tree cover and would not compromise the existing nearby summer house.

The Chairman expressed the view that the committee felt that now the majority of outbuildings on the site had been replaced there should be no further development on the site. Mr Dixon informed the committee that the only additional planning application was likely to be a lawful development certificate for the summer house which appears to have been built with accommodation in the 1970's without any planning permission.

The committee unanimously recommend permission for the following reasons but would accept the decision reached by the National Park Authority:

1. Proposal conforms with DP37 on outbuildings as although larger than the existing boathouse, it is proportionate and subservient to the main dwelling
2. We do have some concerns that the proposed site 40 metres to the west does extend the built up site further across the site when viewed from the Solent. However, on balance the proposed new site is felt more discrete and secluded for this larger building where it will be better screened and softened by existing mature trees.

Proposed: Cllr Hubbard

Seconded: Cllr Reece

25/00654 FULL Bramble Cottage, Furzey Lane, Beaulieu, SO42 7WB

Cllrs Knight and Dolbear declared an interest on this application and stood down.

Erection of barn for agricultural use.

The Chairman informed the committee that this was a commoner's dwelling on land within the Forest South East Conservation Area and that the owners undertake commoner's activities under the Section 106 Agreement and the proposed barn will be used for the purposes set out in this agreement. She advised the committee that this application should be considered under planning policy DP 50 on agricultural and forestry buildings.

The Barn is required for the storage of animal feed and will replicate an existing open fronted barn on the site at 6 metres by 8 metres with a maximum height of 4 metres. The barn will be timber framed with corrugated metal sheeting constructed on screw piles.

A site visit confirmed that the existing access will be used and that as the site is relatively well screened the proposal is unlikely to damage the Conservation Area and surrounding neighbouring amenity. It was felt that the proposal conformed with the requirements of DP50.

The committee recommended permission for the following reasons but would accept the decision reached by the National Park Authority:

1. Proposal Compliant with DP50 in that it is for agricultural purposes and there is a functional need to help maintain a commoner's smallholding
2. The site is fairly well screened and will not impact on the Conservation Area and neighbouring amenity
3. Application is supported by SP48.

Proposed: Cllr Hubbard Seconded: Cllr Rowland

25/00729 VAR Little Salterns, Salternshill Lane, Beaulieu, SO42 7XE

Application to vary condition 2 of planning permission 22/00652 for rebuilding the annex with link together with re thatching the main property and some fenestration and chimney alterations.

The Chairman explained that this proposal was for a number of fairly immaterial changes to the original plans which do not impact on DP37 on habitable space.

The committee unanimously recommend permission but would accept the decision reached by the National Park Authority but a vote will need to be taken at the full parish Council meeting as this application was too late for the planning meeting calling notice.

Proposed: Cllr Hubbard Seconded: Cllr Dolbear

24/01367 Full Penerley Farm, Lyndhurst Road, Beaulieu, SO42 7YP

The committee confirmed their decision to recommend refuse but accept the decision of the National Park Authority on the application for polytunnels at Penerley Farm as they fail to conform with planning policies designed to protect the landscape of the National Park, neighbouring amenity, tranquillity and the land based economy.

Proposed: Cllr Reece Seconded: Cllr Hubbard

The Chairman thanked Cllr Rowland for his draft Traffic and Logistic Plan and the Committee discussed the addition of an introduction and section on protocol for the local narrow access lanes. It was agreed that the document would be issued to applicants seeking planning permission just before the application comes before the planning committee.

Meeting finished at 6.45 pm