

Minutes of the Beaulieu Parish Council Planning Committee meeting held on December 16th 2025

1. Attendees: Cllr Steele [Chairman], Cllr Hubbard, Cllr Rowland, Cllr Reece, Cllr Knight, Rachel Pearson for Beufre Barn and Vicky Roberts for Beaulieu Fine Arts planning applications.
2. Apologies: Cllr Dolbear
3. The minutes of the meeting held on November 18th 2025 were unanimously passed:

Proposed: Cllr Hubbard

Seconded: Cllr Rowland

The following planning applications were discussed:

25/01293 FULL Baeufre Barn B, Beaufre, Bucklers Hard Road, Beaulieu, SO42 7YH.

Application for the change of roof finish, change of external wall finish and change of windows.

The Chairman reminded the the Committee that the building had received earlier planning permission to be converted into office accommodation and was situated in a listed curtilage. She advised the Committee that the Conservation Officer is believed to be supportive of these changes to the original plans.

Mrs Pearson informed the Committee that the change to the roof from slate to clay tiles and the front external wall from render to brick facing were thought to be improvements to the building and the new design of the windows were to match those adjacent to the site.

The Committee supported these changes and unanimously recommended permission but would accept the decision reached by the National Park Authority's officers under their delegated powers for the following reasons:

1. The proposed changes to the roof and external wall finishes are felt to be more appropriated for the building than the original specification.
2. The changes will have no adverse impact on the listed setting.

Proposed: Cllr Hubbard

Seconded: Cllr Rowland

25/01248 FULL and 25/01247 LBC Beaulieu Fine Arts, Manor House, High Street Beaulieu, SO42 7YA

Block 3 doorways, alterations to staircase, new stud partitioning, formation of new openings, creation of mezzanine, 1 new roof light; change of use to two bedroom flat.

The building is Grade 11 listed and in the Beaulieu Conservation Area.

The Chairman reminded the Committee that these proposed internal changes are to enable the building to be divided vertically in order that the art gallery and residential unit can function independently.

The Chairman advised the Committee that these were amended plans for Beaulieu Fine Arts following earlier advice that change of use was required to regularise the dividing of the building into an art gallery and two bedroom flat and after advice had been taken from the Conservation Officer following her objection to the original plans.

The Chairman informed the Committee that the report from the Conservation Officer had just been received and she now supported the proposal following the removal of the shower over the staircase and the retaining of various heritage features in the building.

Following discussion with Mrs Roberts the Committee unanimously recommended permission for the following reasons but would accept the decision reached by the National Park Authority's officers under their delegated powers:

1. The proposals are felt to have a limited impact on the integrity of the listed building
2. It has the advantage of regularising the commercial and residential areas of the building
3. The proposals will have a limited impact on the character and appearance of the Conservation Area as are all internal.

Proposed: Cllr Reece Seconded: Cllr Hubbard

Hayters Mead: The Chairman informed the Committee that the Conservation Officer had objected to the Hayters Mead planning proposal for a number of reasons and we have been advised by the Planning Officer that the applicant is trying to produce amended plans over the Christmas break but that they will not be ready for our January 13th planning meeting. We are advised that if amended plans fail to get the support of the Conservation Officer the current planning application will be withdrawn.

Penerley Farm: The Committee discussed their approach to the ongoing enforcement issue at Penerley Farm which is being kept under review.

The meeting ended at 7.05 pm.