

Minutes of the Beaulieu Parish Council Planning Committee Meeting held April 16<sup>th</sup> 2024

Present: Cllr Steele [Chairman], Cllr Dolbear, Cllr Hubbard, Cllr Knight and Nicky Deering [Clerk].

Apologies:: Cllr Reece.

Minutes of the meeting held March 19<sup>th</sup> 2024 were unanimously passed:

Proposed Cllr Hubbard

Seconded Cllr Knight

The following planning applications were discussed:

23/00279 2, New Cottages, Salternshill Lane, Beaulieu, SO42 7XE

Single storey extension.

The Chairman reported that the previous application for an extension which was turned down is still awaiting an appeal decision. The applicants have tired of waiting for the appeal decision and have submitted these plans for a smaller extension which is designed to use up their remaining habitable space under the 30% rule. However, the Parish Briefing Note has indicated that the National Park consider these plans exceed the 30% floorspace limitation and that it contravenes DP36.

The Chairman informed the Committee that she had spoken with the applicant and the planning officer and it has become apparent that there is a discrepancy between the National Park and the applicant's habitable space calculations which now has to be resolved.

In that the Committee had no other objections in terms of design or impact on neighbours to the proposed extension it was agreed that they would recommend permission but accept the National Park's decision providing they had agreed that the proposal was compliant with DP36. The Chairman would inform the Committee when this had been achieved and, if necessary, obtain an extension.

Proposed Cllr Dolbear

Seconded Cllr Steele

24/0000314 Oxleys, Dock Lane, Beaulieu, SO42 7YJ

Application for discharge of condition 3 of the planning permission 23/00640 for the demolition and rebuilding of Oxleys; pool house building, home office and alternations to existing garage.

The Chairman informed the committee that condition 3 covered the facing bricks and tiles which had to be approved before building could commence. The committee considered the online samples and recommended permission but would accept the decision of the National Park who would hopefully see actual samples of the products.

Proposed Cllr Hubbard

Seconded Cllr Dolbear

24/00350 Owlswood, Dock Lane, Beaulieu, SO42 7Y

Alterations to existing conservatory; partial garage conversion to habitable floorsoace, cladding and render; doors and window alterations.

The Chairman explained to the Committee that this application is a variation on a previous application still waiting for a decision which we turned down as new habitable space exceeded 30%. This application is for a partial garage conversion and no side extension as was previously proposed.

The applicants have offered to sign an agreement not to build the larger rear extension that they have permission to build under permitted development rights already granted.

The Chairman reminded the Committee that the dwelling had already been extended by 30% but that the applicants can 'fall back' on building the larger extension at the rear of the house under permitted development rights which would impact adversely on the appearance of the building and the surrounding area. She informed the Committee that the applicants still want permission for the small extension covered by the previous application currently awaiting the National Park's decision.

Following discussion the Committee decided to recommend permission but to accept the National Park's decision for the following reasons:

1. The partial conversion of the existing garage, while increasing habitable space, it does not involve any extension to the property
2. Overall the proposal results in a small decrease in the size of the property and removes the permission for the applicant to build a much larger extension under permitted development rights already granted.

Proposed Cllr Dolbear

Seconded Cllr Hubbard

The Chairman gave the Committee a brief update on the situation at the River House following an informal meeting that she and Cllr Hubbard had had with the National Park planning officer.

Meeting closed at 7.20 pm.

