

Beaulieu Parish Council Planning Committee minutes for meeting held on February 13th 2024

Present: Cllr Steele [Chairman], Cllr Dolbear and Cllr Knight.

In attendance: Nicky Deering [Clerk] and Professor Patel for Hill Top House.

Apologies: Cllr Hubbard and Cllr Reece.

Minutes: the minutes for the meeting held on January 14th 2024 were unanimously passed:

Proposed: Cllr Dolbear

Seconded: Cllr Knight

The following planning applications were discussed but the Chairman informed the Committee that tonight's applications would be voted on at the full Parish Council meeting as attendance was low and we were not quorate for Hill Top House as Cllr Knight has declared an interest.

23/01612 and 23/01614 Hill Top House, Palace Lane, Beaulieu, SO42 7YG

Application for a single storey extension and demolition of existing flat roofed garage.

The Chairman reminded the Committee this was a Grade 11 listed house where two earlier conservatory style extensions had been refused planning permission. However, Professor Patel informed the Committee that this application was for a traditional looking brick built building very similar to the planning proposal for an extension in 2014 which was granted permission but was never built.

It was outlined that this proposal is for an extension to be built on the footprint of the garage to be demolished but will be slightly larger and higher but is within the policy DP36 rules.

A section of the existing kitchen wall is to be removed to allow access from the kitchen into the new extension which is thought to be 20th century fabric and not part of the 17th/18th century fabric of this listed house.

The Chairman informed the Committee that we had now received the Conservation Officer's report who had raised no major objections and supports the proposal.

The Planning Committee, who had also conducted a site visit, recommended permission but would accept the decision reached by the National Park for the following reasons:

1. It was felt that the proposed brick extension [which is very similar to the one given planning permission in 2014] is appropriate for this Grade 11 listed property and would not detract from its character or appearance
2. The size of the extension proposed conforms with planning policy DP36
3. The proposal would be an improvement on the existing flat roofed garage which does not enhance the listed property or its setting especially the listed nearby Granary.

23/00065 Oxleys, Dock Lane, Beaulieu, SO42 7YJ

Application to discharge Conditions 5 and 9 of the planning application 23/00640 for the demolition and replacement of the main dwelling; building of pool house and home office; alternations to existing garage.

The Chairman informed the Committee that:

Condition 5 required that an Ecology Assessment and Mitigation strategy was to be produced before work could commence.

Condition 9 required a Construction Method Statement was to be submitted and approved before work could commence.

This application contains these documents which the Committee felt sensible and would recommend permission but would accept the decision of the National Park as they were quite technical and detailed.

23/01671 Owlswood, Dock Lane, Beaulieu, SO42 7YJ

Application for a single storey extension, alterations to existing conservatory, partial conversion of garage to habitable space, porch, cladding, alterations to doors and windows, roof lights, roof alterations to garage and conservatory and solar panels. Revised plans showing slopping roofs for the extension and garage had been received at the request of the National park.

The Chairman informed the Committee that we are having to revisit this planning application as the Parish Briefing revealed various issues not apparent from the plans alone. She reminded the Committee that this application is to replace a previous application granted for a larger extension under permitted development rights. While this new application is for less habitable floors space that the one granted under permitted development rights, it does not conform with DP36 as new habitable space including the garage conversion exceeds 30%.

The Chairman explained that this situation is referred to as 'fall back' by the National Park and is something they try not to encourage. In these instances the applicants can threaten to build the bigger proposal allowed under permitted development rights if the planning proposal is not permitted despite it not being compliant with planning policy DP36.

The Chairman informed the Committee that she had spoken at length to the planning officer who though unhappy with the situation gave the impression that the National Park would probably recommend permission for the following reasons:

1. The new planning application is for a more sympathetic looking option for a Hummicks designed house, especially now that the flat roofs had been converted to slopping ones
2. The permitted development proposal is for an extension right across the back of the house and would remove much of the garden

3. The development is within the DP36 rules if the garage conversion is excluded. However, in that the garage is already constructed its conversion would not alter the external look of the property.

The Committee discussed the various options open to them from recommending refusal as it contravenes DP36 to supporting but making it very clear why in this instance permission is being recommended as we do not want to set up a precedent for not robustly reinforcing planning policy DP36. It was agreed that the final decision on this awkward situation would be taken at the full Parish Council meeting later in the week.

Meeting finished at 6.45 pm.