

Beaulieu Parish Council Planning Committee Minutes for meeting held on January 16th 2024.

Present: Cllr Steele [Chairman]. Cllr Hubbard, Cllr Dolbear, Cllr Knight, Cllr Reece and Cllr Grindrod for application 23/01656.

Apologies: None.

Minutes of the meeting held on December 19th 2023 were unanimously passed:

Proposed: Cllr Reece

Seconded: Cllr Hubbard

The following planning applications were discussed:

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

Single storey extension; alterations to existing conservatory, partial conversion of garage to habitable floor space, porch, cladding, alterations to windows and doors, roof lights, roof alterations to garage and conservatory and solar panels.

The Chairman informed the Committee that this application replaces a previous application [21/01078] that was approved under permitted development. This application is for less floorspace due to a smaller extension to the rear of the house than that approved under permitted development.

A site visit confirmed that the smaller extension might be preferable and appeared to be compliant with DP36. The proposals would not be detrimental to neighbouring properties and it was established there was sufficient onsite parking for construction vehicles. The Committee were mindful to recommend permission but a response to the National Park would be delayed until the Parish

Briefing Note had been received in case there were issues not apparent at this stage.

Proposed: Cllr Dolbear

Seconded: Cllr Hubbard

23/01585 Land at Sowley House, Sowley Lane, East End, Lymington, SO41 5SQ

Permission sought to install a ground mounted array of solar PV panels in a field situated in the north east corner of Sowley House land. The array will comprise eight sixteen panel solar arrays totally 128 panels set at a 30 degree angle.

The Chairman informed the Committee that both the Conservation and Ecology Officers had raised objections to the proposed position of the solar array and as to whether it fulfilled the SP 14 requirement of being solely for domestic purposes. The main concerns were the impact its height would have on the landscape and its close proximity to Sowley Farm House which is a non designated heritable asset. The Chairman reported that the National Park were consulting with the applicants and it was unlikely the current proposals would be considered acceptable.

After discussion the Committee unanimously decided to recommend refusal though would accept the decision reached by the National Park for the following reasons:

!. Beaulieu Parish Council agree with the views of the Conservation and Ecology Officers and recommend refusal at this stage as it is felt that the proposed solar panels need resitting so as not to impact on the neighbouring property and protected nature conservation sites.

Proposed: Cllr Hubbard

Seconded: Cllr Steele

23/01457 Pine Ridge, Hill Top, Beaulieu, SO42 7YR

Single storey extensions, alterations to doors and windows, creation of covered entrance, board walk, cladding, raised patio, natural pond, sunken seating area, widening of access, hard standing. Demolition of existing roof and ground floor additions. Garden room and garage.

The Chairman explained that this proposal is a renovation and refurbishment plan instead of the planning approval given in 2021 to demolish and rebuild the property as a result of escalating construction costs and a desire for a building with less visual impact on its setting.

The new proposal will be single storey built around a court yard using the existing structure with three small extensions. Overall the size of the build will be slightly smaller than the original proposal and therefore compliant with DP 36. The proposal is designed to have a reduced visual impact with less light spillage

The Chairman reported to the Committee that she had not been able to arrange a site visit with the owner and that they had not yet received the Parish Briefing Note. After discussion it was decided unanimously to recommend permission but

to accept the decision reached by the National Park for the following reasons but to withhold our response until the Parish Briefing note has been received.

1. These refurbishment plans felt to be less disruptive than the previous plans to demolish and rebuild the property
2. The single storey proposal conforms with DP36 and is less invasive for this site facing the open Forest
3. The new proposal will result in less light spillage onto the open Forest.

Suggested Conditions:

1. Garage and garden room not to be used for residential purposes
2. The natural screening in front of the property not to be removed to reduce light spillage into the open Forest
3. All construction vehicles and equipment to be parked within the curtilage of the property.

Proposed: Cllr Dolbear Seconded: Cllr Steele

22/00486 Thorns Beach House, Thorns Beach, Beaulieu, SO42 7YW

Change of use of land to residential curtilage associated with Thorns Beach House and change of use of The Garden Cottage dwelling to ancillary staff accommodation associated with Thorns Beach House; 2 outbuildings, tennis court, pergola, works in the walled garden, associated landscaping and external lighting.

The Chairman reminded the Committee that this planning application in 2022, for which we recommended refusal, had sought to regularise works that had taken place in the site by incorporating The Garden House and an area of woodland into the residential curtilage of Thorns Beach House. Our main concerns had been the excessive amount of external lighting and the two large sheds which were felt not to comply with DP37.

The Chairman informed the Committee that amended plans and a new Parish Briefing Note had been received which showed that a substantial amount of the external lighting had now been removed and a new more naturalistic planting plan for the area between the cottage and the main house was proposed. The Chairman reported that the Conservation and Ecology Officers had now removed their objections and that it was likely that the National Park would now approve the amended plans.

After discussion it was decided despite misgivings over the two large sheds these amended plans were unanimously supported for the following reason:

1. In the light of the revised proposals indicating the removal of a significant amount of external lighting, together with the revised planting plans for the woodland area, BPC will accept these plans though are still of the opinion that the two large sheds are excessive and are probably in breach of DP37.

Proposed: Cllr Hubbard Seconded: Cllr Knight

23/01656 4, Park School Cottages, Sowley Lane, Beaulieu, SO42 7XF

Double garage; demolition of existing garage.

The Chairman reported that this was an application for a garage of 6.7 metres by 6.7 metres to be a simple structure built of sustainable timber which will replace the existing garage and three other garden structures.. The main consideration was its compliance with DP37 and impact on neighbouring properties and landscape. Although a double garage could be considered quite large it was felt by the non conflicted members of the Committee justifiable under DP37 for the following reasons:

1. In view of the fact that the cottage is part of a row of cottages this double garage is not felt out of scale in terms of DP37
2. Due to the isolated position of this property it is felt essential there is adequate lock up storage due to the high rural crime rate
3. It will have a minimal impact on neighbouring properties and the character of the area.

Proposed: Cllr Hubbard

Seconded: Cllr Grindrod

Meeting closed at 7.30 pm.