

Beaulieu parish Council Planning Committee minutes for meeting held July 9<sup>th</sup> 2024

Apologies: None

Present: Cllr Steele [Chairman], Cllr Hubbard, Cllr Dolbear, Cllr Knight and Cllr Reece

In attendance: Nicky Deering [Clerk] and Rachel Pearson for application 24/00626

Minutes of the meeting held on June 18<sup>th</sup> 2024 were unanimously passed

Proposed: Cllr Dolbear

Seconded: Cllr Reece

The following planning applications were discussed by the Committee:

24/00539 FULL Little Salterns, Salternshill Lane, Beaulieu, SO42 7XE

Application for replacement dwelling with linked wing and basement plant room; 3 replacement outbuildings, replacement swimming pool, Jacuzzi, sunken ground mounted solar panels, ground source heating system, package treatment system, associated landscaping; demolition of existing dwelling and 5 outbuildings.

The Chairman reminded the Committee that this application follows three existing planning consents for a replacement annex, detached garage block and Loggia to form new pool room. She informed the Committee that the owners had now decided to replace the main dwelling as well as the property has major structural issues and it would be very difficult to make it into a long term sustainable building. The proposed new dwelling is to be a replica of the existing house and there would be no increase in habitable floor space compared to the existing house and annex.

The Committee were informed that the main differences from the original approval were:

1. The house was to be set back by 5 metres to the south east and the attached link and annex cranked round by 8 degrees to the south west with the replacement building still overlapping the existing footprint.
2. Some minor internal layout changes, alterations to fenestration and chimneys
3. Basement to be increased in size to accommodate plant required to make the building sustainable
4. 15 solar panels to be recessed in a pit and 2/3 ground source heat pumps
5. Loggia to be reduced in size and a new plant room proposed over the footprint of the existing pool plant room.

The Committee agreed that following their recent site visit they had no issues with the proposal to rebuild the main dwelling but there were concerns over the

access to the property and the disruption the build would cause due to the very narrow access lane owned by Salternshill Farm. The Committee agreed that it was essential in this instance that the Construction & Traffic Management plan was fully adhered to. The Chairman informed the Committee that this document had been put together by the applicants using a list of requirements for the use of the lane provided by the owner of Salternshill Farm.

After reviewing the amended lighting plan, which considerably reduced the number of overhead lights and garden uplighters, the Committee unanimously recommended permission but would accept the decision of the National Park for the following reasons:

1. Plans compliant with DP35 and DP36 as habitable floor area of the proposed new dwelling and annex no larger than already approved
2. Outbuildings conform with planning policy DP37
3. Design of the replacement main dwelling felt appropriate for the site and will have no greater impact on the surrounding area and the Conservation Area than the existing property.

Suggested Conditions:

1. This site for historic reasons has already exceeded its allowable increase in habitable space and we recommend that no further expansion can now be granted.
2. Due to the difficulties of accessing the Little Salterns site the Construction and Traffic Management Plan must be strictly adhered to
3. Outbuilding not to be used for residential purposes.

Proposed: Cllr Reece

Seconded: Cllr Dolbear

24/00568 LDCE Beck Farm House, St. Leonards Road, East End, Lymington, SO41 5SQ

24/00567 LDCE Beck Heath Cottages, St. Leonards Road, East End, Lymington, SO41 5SQ

Applications for Certificates of Lawful Development for existing use of dwellings in breach of agricultural occupancy planning condition.

The Chairman informed the Committee that both these properties were in breach of their agricultural occupancy condition and that the applicants had provided a number of documents to prove that this had been the position for over ten years. The Parish is being asked whether on balance sufficient evidence has been submitted to support the application and whether we are aware of any supporting or contradictory evidence. The Chairman informed the Committee that planning policy DP32 for the Removal of the Agricultural Occupancy Condition existed and this required the Authority to be satisfied that the long term need for agricultural dwellings no longer existed and in view of the local shortage of affordable properties she felt that these applications should be contested. After discussion it was decided that the Chairman would contact the planning officer for clarification on planning policy DP32 and report back to the Committee before responding on this application.

24/00570 Sowley House, Sowley Lane, East End, Lymington, SO41 5SQ

Non material amendment to planning application 23/00517

The chairman reported that following a more detailed survey a number of alternations to the chimneys were required together with a number of internal and roof alterations. After consideration of these alterations the Committee unanimously decided to recommend permission but would accept the decision of the National Park provided that they had the support of the Conservation Officer.

Proposed: Cllr Dolbear

Seconded: Cllr Reece

24/00700 Sowley House, Sowley lane, East End, Lymington, SO41 5SQ

Discharge of Condition 3 of planning application 23/00517 for demolition of existing rear extension, bay window, chimney, single storey balcony, new roof lights, additional windows.

The Chairman outlined that Condition 3 stipulated that the external facing materials to be used on the north, east and west elevations should match the existing building and those on the south elevation were to comprise materials detailed in the Design & Access Statement.

The Committee unanimously agreed to recommend permission but would accept the decision of the National Park subject to the view of the Conservation Officer.

Proposed: Cllr Hubbard

Seconded: Cllr Knight

24/007360 Oxleys and Oxleys Lodge, Dock Lane, Beaulieu, SO42 7YJ

Application under section 37 of the Electricity Act 1989 by SSE for replacement overhead lines.

The Chairman reported that this application was so that Oxleys and Oxleys Lodge could access three phase electricity to run heat source pumps. After discussion the Committee raised no objections and unanimously recommend permission.

Proposed: Cllr Reece

Seconded: Cllr Knight

24/00660 FULL Spearbed Copse, Dock Lane, Beaulieu, SO42 7YJ

Application for a 1.95 metre high boundary deer fence. Removal of 2 birch trees and a line of Leyland Cypress, pruning and engineering work.

The Chairman explained that the original planning application for rebuilding Spearbed had a Condition 13 which required the submission of a Landscape Scheme which included means of enclosure.

The applicant is planning to manage the site for biodiversity by regenerating the native woodland which will require additional deer fencing as the existing is in a

very poor state. The existing fencing along the west boundary and along the river frontage will be maintained and new 1.95 metre high fencing with 5 two way badger gates will be installed on the north east boundary. Tree protection measures to be undertaken. Following discussion the Committee recommended permission but would accept the decision of the national park for the following reasons:

1. The existing deer fencing is degraded and inadequate to allow the restoration of habitat in the area
2. The new deer fencing inland of the property will not be visible from public view points.

Proposed: Cllr Hubbard

Seconded: Cllr Dolbear

The Chairman reported on a conversation she had had with the owner of Spearbed Copse who had informed her that new plans for modern house on the site were now being registered.

24/00662 FULL Beaulieu Enterprises Ltd, Bucklers Hard Marina, The Hard, Bucklers Hard, Beaulieu, SO42 7XB

Cllrs Knight, Dolbear and Reece declared an interest and left the meeting which was joined by Rachel Pearson at 7.30 pm.

An application for the refurbishment of the Boatshed to include internal alterations, a minor rear extension, enlarged mezzanine, entrance canopies and galvanised roller shutter doors.

The Committee were reminded that the majority of the Boatyard including the application site falls outside the Conservation area. Pre application advice had been generally supportive and the National Park are now confirmed happy with the galvanised doors.

Rachel Pearson informed the Committee that the proposed refurbishment comprised the recladding of the existing structure together with internal alterations which included the extension of the existing first floor level to form offices, the addition of roller shutter doors and the replacement and continuation of the berth holders stores to the rear of the building. She said that these measures would improve the visual and thermal qualities of the building, improve working conditions for the yard and provide a source of on site renewable energy through the installation of roof mounted solar panels. The application includes a comprehensive Construction Environmental Management Plan which the Committee discussed and concluded that the proposal would have limited impact on the Conservation Area though the logistic issues for the boat yard itself were considerable.

The Committee unanimously recommended permission but would accept the decision of the National Park for the following reasons:

1. The refurbished Boatyard and Marina will be an improvement on the existing position and will have no adverse impact on the Conservation Area

2. The Boatyard and Marina are an important part of the local economy and so the application conforms with planning policy DP42 which supports local business and employment development.

Proposed: Cllr Hubbard

Seconded: Cllr Steele

Meeting finished at 8.05 pm