

Beaulieu Parish Council Planning Committee Minutes for meeting held on June 18th 2024.

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

In attendance: Clerk

Apologies: None

Minutes of the meeting held on April 16th 2024 were unanimously passed:

Proposed: Cllr Dolbear

Seconded: Cllr Hubbard

The following planning applications were discussed:

24/00449 Little Marsh House, Park Shore, Beaulieu, SO42 7XL

Application to vary conditions 2 and 3 of planning permission 20/00489 for the replacement dwelling with lap pool, 2 new outbuildings, walled garden, multiple solar panel arrays, extension of lake, new natural swimming pool, wildlife habitats, access alterations and associated landscaping.

The Chairman explained to the Committee that the property was only partially completed and that the new owners were asking for a numbers of alterations to the original plans for the property to make it more family friendly and to soften the visual look of the building. The alternations requested were outlined as follows:

1. Approved cedar shingles cladding to walls to be replaced with grey horizontal timber board
2. All brickwork to be coloured a light buff to soften the large expanse of brickwork
3. Cladding a section of wall previously brickwork
4. Additional pergola to match existing and removal of one approved on rear of building
5. Canopy roofs over two entrance doors
6. Increased height of the main chimney by 1 metre
7. Additional solar panels in place of approved roof lanterns over dinning area
8. Alterations to garage block to accommodate gym and offices in place of stable and plant room. Additional windows to southern and eastern elevations. Alterations to windows and doors facing courtyard.

The Chairman informed the Committee that a site visit had confirmed these requested alterations would benefit the development and after discussion it was decided unanimously to recommend permission for the following reasons but to accept the decision of the National Park's officers.

1. The alterations are appropriate to the dwelling and its curtilage
2. and are felt an improvement on the original design in that they go some way to soften the current large expanses of brickwork.

Two conditions were recommended:

1. The garage block not to be used for residential purposes
2. The two canopies are not to be filled in at a later date for the application to remain compliant with DP36.

Proposed: Cllr Hubbard

Seconded: Cllr Reece

24/00578 The Water Tower, Spearbed Copse, Dock Lane, Beaulieu, SO42 7YJ

Application for a lawful development certificate to establish that the Water Tower provides 3 existing units of staff accommodation.

The Chairman informed the Committee that a large amount of evidence has been submitted to confirm that on the balance of probabilities that residential use of the Water Tower has been carried on continually for a period of over 10 years. This evidence included a statement from Mr Showing who owned the property from 1961 until 2020, pictures of three separate gas/electricity metres and estate agents details showing three residential flats.

The Chairman explained that this application is not treated like a normal planning application but we are being asked by the National Park if we have any information that will assist them in making a decision.

The Committee decided to go back to the National Park with the following response:

Beaulieu Parish Council can confirm that the building was continuously used as three separate flats of accommodation on an ancillary basis for a period of well over 4 years with no intervening material change of use from 1961 to 2020.

From 2020 to the present day Spearbed Copse has been unoccupied [awaiting demolition and rebuilding] and we have no knowledge as to the use of the flats during this period.

We note that the application for a LDCE incorrectly states that there are 3 two bedroom flats when the correct position is 2 two bedroom flats and 1 three bedroom flat.

Proposed: Cllr Dolbear

Seconded: Cllr Hubbard

24/00495 Clobb Gorse, Bucklers Hard Road, Beaulieu, SO42 7XA

Solar panels application

Cllr Knight declared a conflict of interest and stood down.

Application to re site 15 existing ground mounted solar panels together with an additional 5 rows of grounded mounted panels.

The Chairman informed the Committee that the main planning policy that covered solar panels was SP14 which required the panels to be small scale and not to have an adverse effect on the surrounding landscape. She confirmed that she had contacted the National Park planning officer who confirmed that this

application qualified as small scale and that a site visit had established that they will not be visible to neighbouring properties.

The Committee unanimously recommended permission for the following reasons but would accept the decision the decision reached by the National Park's officers:

1. The application complies with SP14 as it can be regarded as small scale and its location will have a minimal visible impact.

Proposed: Cllr Hubbard

Seconded: Cllr Reece

24/00625CONS Hatteras, Furzey Lane, Beauileu, SO42 7WB

Cllr Hubbard declared a conflict of interest and stood down.

An application for a number of trees to be pruned/felled was discussed but was not considered to be an issue. No objection to be raised.

Meeting finished at 7.15.