



3. A garage block for three cars is to be located on the site of the existing staff accommodation and a further outbuilding for storage and a greenhouse attached to a walled garden are proposed behind the main dwelling.

Mr Busby explained to the Committee that they had taken extensive pre application advice from the National Park planning officers which they had found useful and had adopted into the plans we now see. He stressed they were very aware of how sensitive the site was and were keen to maintain the woodland feel to the rear of the house and to leave the river frontage untouched.

The Chairman outlined to the Committee the main considerations highlighted by the Parish Briefing and highlighted that that clarification on the habitable space calculations was required from the planning officer who she had failed to get hold of prior to this planning meeting.

The Chairman informed the meeting that she and Cllr Hubbard had visited the site and that this had raised a number of issues. Of major concern was that habitable space from the staff accommodation had been incorporated into the main dwelling which had already been extended by its full 30% which was in contravention of planning policy DP35.

A further issue raised by the site visit was the River House's very sensitive position right on the edge of the Beaulieu River with negligible screening by trees with the result the proposed two storey house would be much more visible than the existing with the likelihood of increased light spillage despite the new design having less glass on its river side elevations. This issue was discussed with Mr Busby who was advised to look into the possibility of installing light restricting glass on the river side elevations. Mr Busby informed the Committee he would report back to them on how the light spillage could be further mitigated against.

The Committee discussed the Construction Traffic Management plan with Mr Busby and stressed the issues faced by Dock Lane and suggested the following adjustments to the plan were made:

1. Holding large loads at the beginning of Dock Lane was not advisable as would make the entrance very dangerous
2. Due to Dock Lane being unsuitable for articulated lorries it was advised that building materials should be stored off site and brought down Dock Lane into the site by smaller fixed bed lorries
3. For very large loads notice should be given to the Lane users by email that the Lane will be blocked for a period of time. Ideally this should be done early in morning or midmorning so as not to hold up school runs and residents going to work.

The Chairman thanked Mr Busby for his attendance.

Application for screening opinion under Regulation 6 of the Town and Country planning regulation 2017 regarding proposals to improve Beaulieu village waste water treatment works.

The Chairman explained documentation was provided to gain permission to do these fairly minor works under permitted development rights rather than a full application for an Environmental Impact Assessment.

The proposals are for a new underground pumping station required by OFWAT and are all contained within the existing site. It is not expected to have any significant environmental effect and detailed project management plans are proposed together with a Traffic Management plan for Fire Station Lane so as not to obstruct the Fire Brigade. Estate permission is required for the works which has been granted.

The Committee raised no objections to the proposal which would hopefully lessen the risk of sewage discharging into the river.

Proposed: Cllr Hubbard

Seconded: Cllr Dolbear

Meeting closed at 7.15 pm.