

East Boldre Parish Council
Minutes of Emergency Planning Meeting held at the Vestry, East Boldre Community Stores
on Wednesday 5th August 2026

BH Welcomed everyone to the meeting

1.0 To accept apologies for absence

Cllrs Anna Rostand, Mike Husband and Robert Kitcher

2.0 Declaration of interest in items on the agenda

None

3.0 Planning Applications

3.1 New Applications

			Application to vary condition 2 of planning permission		
			26/00169FULL for replacement dwelling; replacement outbuilding; roof-mounted solar panels on existing stables and replacement outbuilding		
		Chapel Lane Cottage, Lymington Road, East End, Lymington SO41 5SS		Full Application	23/07/2026
<u>26/00726VAR</u>	18/06/2026				

To view full documents 'cntrl click' on application number

All the Councillors are very concerned at the proposed changes to the original application. Whilst the alterations to the roof heights will not be visible, as the Planning Officer's briefing note points out, the raised heights, in particular the extension over the decking would allow for the ability to enclose the area, creating extra habitable floor space. Also an additional balcony creates floor space beneath it. Had this been included in the floor space calculations in the original application, the 30% allowance would have been exceeded. The Council notes that the dwelling is already significantly in excess of the 30% allowance (regularised by lawful certificates) and that these amendments serve to enhance the possibility of further excessive increase in size in the future.

For these reasons and the planning officers view that that the changes would result in a conflict with policy DP36, East Boldre Parish Council recommends refusal of the application, but is willing to accept the decision reached by the National Park Authority's Officers under their delegated powers. Should the application be granted, the Councillors recommend the following conditions apply to prevent any future over-development of the site.

- All permitted development rights are removed
- None of the additional floorspace created by the changes should be used as habitable accommodation.

The Council is aware that the Planning Authority rely to a certain extent on Parish Councils and residents to notify them of possible breaches. As this development isn't accessible from public rights of way, the Parish Council recommends that the Planning Authority monitors developments on the

Chairman's signature:

Date:

site frequently to prevent further breaches. *SJ to submit response to Planning officer by 10th August deadline.*

3.2 Decisions

None

4.0 Public Session

No members of the public were present.

5.0 Agenda items for next meeting

5.1 Youth Drop In Centre Feedback

5.2 Speedwatch

5.3 Village Hall

5.0 Date of next meeting

The next Parish Council meeting will be at 7pm on Tuesday 8th September 2026, at East Boldre Village Hall.

The Chair closed the meeting at 2:30 pm.

Chairman's signature:

Date: