



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council held at Buriton Village Hall at 7.00pm on Monday 31 January 2017

Present: Cllr K White (chair), Cllr A Bray, Cllr T Crew, Cllr T Concannon, Cllr D Gardner, Cllr AD Jones, Cllr T Newby, Cllr S O'Donoghue.

In attendance: District Cllr R Mocatta,  
K Crookshank (clerk) and 9 members of public.

- 1 **To receive apologies for absence and declarations of interest** – Apologies from Cllr M Johnston received and accepted. Declaration of interest from Cllr Jones - as a Member of the South Downs National Park Planning Committee I wish to make it clear that any views which I express today are based on the information before me at this meeting, and might change in the light of further information and/or debate at the National Park's Committee meetings. This is to make it clear that I am keeping an open mind on the issues and cannot therefore be found to have predetermined any matter when it comes before the National Park's Planning Committee for decision. Cllr Mocatta made an identical declaration in relation to his role as an East Hants District councillor and as a member of SDNPA.
- 2 **Minutes of the last meeting held on 28 November 2016** – agreed and approved as accurate record.
- 3 **Matters arising from those minutes** –
  - The Links/ footpath 14 was cleared by volunteers on 16 December.
  - Greenway Lane roundabout. Shrubs have been planted by HCC.
  - Confirmation has been received that the war memorial is listed.
- 4 **County councillor's report** – None
- 5 **District councillor's report** – Cllr Mocatta reported that EHDC website (<http://www.easthants.gov.uk/>) has a useful page "Where I live" [Click here](#) . Residents can type in their post code and discover information such as planning applications and services for their area. EHDC has a new contract for leisure facilities in Alton, Bordon and Petersfield. The Taro Centre is to be refurbished. EHDC are finalising Council Tax budget, it's is likely decrease from last year by 1%. HCC budget is likely to increase, mainly to pay for adult services.
- 6 **Car parking arrangements at and around Halls Hill** – Tim Speller from QECP had accepted invitation to attend and discuss plan to alleviate parking issues and protect the grass triangle. However, Mr Speller was not in attendance (as he was unwell and he will attend the next meeting).
- 7 **Frances Vesey Five Bells** – had requested opportunity to inform the meeting of a new business venture. She explained that the loss of local wedding business has affected trade, and she is aware that the pub has a poor roadside presence. She outlined a plan to open a tea shop, which she hoped would encourage more visitors to the village. She suggested a

sign at the Kiln Lane/ Petersfield Road crossroads to direct visitors to the church and pond. It is hoped to open the new part of the business by early March 2017. Councillors thanked her for the information, looked forward to finding out more (including formal consideration of any signage) and discussed whether a similar sign at the top of Kiln Lane may also be beneficial.

## 8 Village Hall and recreation ground –

- **Recreation Ground** - Cllr Crew reported that the water leak from the embankment will be repaired by South East Water when they have been given access to the embankment by Network Rail. Cllr Bray reported that low water pressure experienced by some households are thought to be due to the leak. Cllr Crew reported that the fence between the school and the meadow is in a very poor state. A school governor confirmed that this is in hand. Cllr Crew reported that dog fouling had improved slightly; this may be due to increased daylight hours. Last week it was discovered that a pipe in the roof space of the changing rooms had burst and there is extensive water damage. Cllr Crew said that the changing rooms are rarely used, and they cost a lot to keep empty. He suggested that it would be a good time to consider whether a more effective alternative use could be found for the changing rooms. It was agreed that the subcommittee would speak to users and report back to the next Parish Council meeting.
- **Village Hall** - Cllr Gardner gave a report on behalf of the subcommittee. The Village Hall Charity was closed on 23 January 2017. Management of the Village Hall and the events licence have been transferred to the Parish Council. A new bank account has been opened. Work is under way to transfer direct debits and complete the charity's financial closure. The temporary manager has given his notice and the post has been advertised with a closing date of 30 January 2017. Subcommittee will be looking to conduct interviews in February. A vehicle that has been parked in the car park for some time appears to be abandoned and has been reported to EHDC who are attempting to trace the owner. If the owner cannot be found EHDC can arrange for removal, permission has been given by the Village Hall subcommittee providing that there is no cost to the Parish Council.

## 9 Finance & General Purposes – Bank accounts and financial summaries circulated to councillors prior to meeting. Report prepared by clerk (attached) listing payments received/cheques issued since last meeting which was circulated to councillors prior to meeting, unanimously **AGREED**.

Items for consideration at this evening's meeting -

- £109.20 – Idverde - dog bin emptying Oct to Dec 2016 - unanimously **AGREED**
- £20.10 – K Crookshank clerk – expenses travel to training course and postage stamps – unanimously **AGREED**
- £472.60 – K Crookshank clerk – January 2017 salary - unanimously **AGREED**
- Request for funding from Home Start Butser for £200.00. It was proposed that £50.00 should be granted as this is the amount precepted - unanimously **AGREED**
- Review of Financial Risk assessment. It was proposed that this should be accepted with changes. At least five councillors to be cheque signatories and that the Parish Council now employs a village hall manager – unanimously **AGREED**
- 2017/18 contract with Idverde (previously Landscape Group) for dog bin emptying has been received. Increase of 2 % from April 2017 from £364.00 to £371.28 – unanimously **AGREED** and chairman signed the 2017/18 contract.
- Request for funding received from St Marys Parochial Church Council. £726.42 for churchyard (£800 precepted) and £370.00 for printing of winter edition parish magazine (£360.00 precepted). It was proposed that a total of £1096.42 should be granted – unanimously **AGREED**.

Tree survey – Cllr Concannon reported that the tree survey had taken place and the report was expected imminently.

## OPEN FORUM 7:45pm

- Halls Hill parking problems. Residents described the parking issues and erosion of grass triangle. Dragons teeth were suggested but there were worries about inadvertently encouraging cars to park along Dean Barn Lane (or blocking farmers' gates), about adverse effects if car parking charges were to be introduced and about the increasing numbers of vans (with bicycles inside) and cars with bikes on roof racks which cannot get into the car park because of the height restriction. It was explained that Tim Speller from QECP had been invited to attend this meeting (see item 6 above). It is hoped that Mr Speller will be able to attend next meeting on 27 March 2017.
- Mud and leaves blocking drain/gully on Weston Lane, Weston. This has been reported to HCC online facility. If no response resident was requested to let clerk know.
- Deans Farm bridleway, Weston. A tree has been blocking path since September 2016. Resident requested to send details to Rights Of Way working group.
- Possible jobs in Weston for lengthsman. Resident requested to let clerk know. Exact details of locations are required.
- £600 held by parish council for use in Weston. Suggestions are wooden finger posts, and bench. Residents advised that landowner's permission will be required, and to supply details of schemes to Parish Council so that funds can be released.

## MEETING RECONVENED 8:05pm

- 9 Finance & General Purposes (continued)** – Cllr Jones asked the clerk to ensure that playground fund raising appears on the list of Parish Council funds reserves.
- 10 Website** – Cllr Jones summarised his report (attached) which had been sent to councillors prior to the meeting. It is hoped the new website will be available by the end of March. The Parish Council will need to review the hosting for the website. The advice of the website builder is to migrate the hosting away from the current company to LCN's Business Hosting (<https://www.lcn.com/web-hosting>) at £49.95+VAT pa. It was reported that this is UK-based hosting with very good UK-based telephone support. Proposed by Cllr Concannon and seconded by Cllr Gardner. Unanimously **AGREED**.
- 11 Planning-**
- Approved minutes of planning committee's meetings on 28/11/16 and 20/12/16, and draft minutes of meeting 17/01/17 have been circulated to all councillors. In the absence of Cllr Johnston Cllr Jones summarised them. He stated that the application for Monks Walk and Garages at Buriton Manor and the Tithe Barn were refused at SDNPA planning committee meeting on 19 January 2017. It was noted that if an application were permitted at some time in the future the Parish Council may wish to consider requesting a contribution towards the cost of resurfacing the car park, and future maintenance of the surface as a planning condition. It was felt that the Parish Council should be ready with a figure in mind. A discussion took place, Cllrs Jones and Mocatta did not take part. Cllr Crew will look into this.
  - Land at Glebe Road. Cllrs White and Crew declared an interest as they live close by. EHDC are planning to sell the land for development and have written to residents and the Parish Council. Residents have contacted the Parish Council and Cllrs Jones and Johnston have met with EHDC officers. Cllr Jones had prepared a report (attached) which had been sent to members prior to the meeting. Cllr Jones pointed out that a response had been received from the shop association supporting the view that the land should be retained as important green spaces. It was also pointed out that when planning permission was granted for the Glebe Road and Sumner Road development in 1990 it had been stated that the land should be retained as green/open space. It was unanimously **AGREED** that the Parish Council planning committee should write to EHDC to object to development of the land. Response to be sent by 6 February 2017.

- Plan B. The technical check of the VDS by SDNPA planning department had been returned and the Plan B team are due to meet again soon. It was **AGREED** that the arrangements made at the November meeting (that the text should be agreed by Chairman and Vice Chairman for submission to SDNPA prior to another period of public consultation) should be carried forward.
- The Maple/Village Inn. Enquiries had been made; a new application needs to be made for Asset of Community Value. It was unanimously **AGREED** to go ahead.
- Manor Barn. Cllr Johnston has suggested that there is an opportunity to apply for Asset of Community Value status. It was unanimously **AGREED** to go ahead.
- North Lodge Ditcham. A planning appeal had been received. The Parish Council had been invited to add to or remove their previous comments, but it was felt original comments still appropriate.
- Dark Skies. Cllr Jones reported that there will be an event celebrating Dark Skies Community Status at the Five Bells on 17 February 2017. BBC Countryfile may cover the event and may be filming on the day before. Hampshire County Council is having some problems with dimming the street lights. Clerk reported that no response has been received to letters sent to Ditcham Park School regarding Dark Skies. Further letter to be sent.
- Update/valuation of land west of Manor Lodge. Cllr Concannon reported that the Parish Council had been approached by the purchasers of Manor Lodge. They had requested the Parish Council consider selling or leasing some land to be used as private garden. Cllr Concannon had written to three estate agents, but had only received the one reply reported to the November meeting. He has, on 31<sup>st</sup> January, delivered requests to three more agents asking for valuations for sale and rental options. Cllr Concannon proposed that an extraordinary meeting for confidential (exempt) business should be arranged for the matter to be discussed by councillors. This was seconded and unanimously **AGREED**.
- A new planning application SDNP/17/00358/CND The Village Inn Of Buriton Petersfield Road Buriton, has been received. Response required by 17 February 2017, planning committee meeting to be arranged.

## 12 Rights Of Way –

- Cllr Newby read a report (attached) that had been circulated to councillors prior to the meeting. The public enquiry report had been received and the decision of the independent inspector was to extinguish the crossing of footpath 3 over the railway line. Councillors all welcomed this decision, noted that many parishioners, both supporters and objectors, had taken the opportunity to take part in the Public Enquiry and hoped that this long-running issue, which had unfortunately at times split parts of the community, could now be laid to rest. It was **AGREED** that the Council should explore the perceived hazards of Kiln Lane with the highway authority and that extracts from Cllr Newby's report should be placed on the website with a link to the decision.
- Cllr Newby reported that a request had been received for handrails on footpath 17. Funding may be available from HCC. At present the land owner had not given permission, but further enquiries are being made.
- Cllr Jones reported that now that the new cycle path alongside the A3 is open it is possible that cyclists may be tempted to bypass Buriton and this could affect local businesses. He suggested promoting a circular cycle route using the Shipwrights Way through the village. Leaflets, on line presence and interpretation panels were suggested. It was unanimously **AGREED** to take this forward.
- Hampshire County Council's Cutting List – Cllr Jones report circulated to councillors prior to meeting. 6 footpaths to be nominated for priority cutting. Clerk was asked to respond by 1 February 2017 giving details as suggested, with reasons.
- Cllr Jones reported that a parishioner had suggested that funding might be sought from Network Rail for some improvements to Rights of Way in the parish. The Chairman explained that the Playground Committee had already written to Network Rail to ask for funding for play equipment but if this was not successful a request could be sent in connection with Rights of Way.

11 **Dates of other meetings:** EHATPC 8 March 2017.

12 **Correspondence:**

- List of correspondence has been sent to members and is attached. Of particular note – Letter from Claire Hughes, EHDC, in response to Parish Council’s letter regarding Devolution. Consultation on a revised Gypsy & Traveller Accommodation Assessment, to be agenda item next meeting.
- Lines at Heatherfield. The Parish Council had not been informed prior to painting of whitelines on the road. A letter has been sent to Stuart Jarvis, HCC. Response received, referred to Highways.
- Buriton campout 16/17 July, Cllr Crew to respond.
- Land at Kiln Lane, Cllr Jones had received a letter from Ibex Homes requesting a meeting to discuss development. Cllr Jones had not responded, but had circulated the letter to members. It was confirmed that he was the only councillor in receipt of a letter. It was unanimously **AGREED** that the clerk should reply on behalf of Cllr Jones stating that the Parish Council had already replied to representative from Ibex Homes, and that a meeting was not considered necessary at the present time.
- Letter from resident regarding Transparency Code for councils. Clerk has responded.

13 **Date of next meeting: 27 March 2017**

Meeting closed at 9:06pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....K White..... Dated .....27 March 2017.....

BURITON PARISH COUNCIL  
FINANCE AND GENERAL PURPOSES COMMITTEE  
Report for the period 1 November 2016 – 31 January 2017

Bank accounts and financial summary  
Please see attached and sent via email to councillors.

Payments received

£390.00 – tennis club licence fee  
£665.00 – donations for playground fund raising (Chairman's Xmas light display, cricket club, Five Bells)

Cheques issued since last meeting

£ 25.00 – H&IOW Air Ambulance - donation in memory of John Morely (as agreed at meeting 28/11/16)  
£ 25.00 – RNLI - donation in memory of John Morely (as agreed at meeting 28/11/16)  
£ 33.50 – K Crookshank - ink, paper and envelopes (as agreed by chairman)  
£432.40 – K Crookshank - December 2016 salary (including tax refund)

Cheques for issue at 30 January 2017 meeting

£109.20 – Idverde Limited - dog bin emptying Oct – Dec 2016  
£ 20.10 – K Crookshank – mileage to training course and postage stamps  
£472.60 – K Crookshank – January 2017 salary (including Village Hall vacancy work)

£291.84 – BPC Village Hall account - refund to AD Jones for Village Hall manager advertisement.

For consideration at meeting 30 January 2017

- Request for funding (£200) from Home Start Butser. £50 precepted. Decision required
- Financial risk assessment Review
- 2017/18 agreement with Idverde (previously Landscape Group) for dog bin emptying. Increase for 2 % from April 2017 from £364.00 to £371.28. Signature required.
- Request for funding by St Marys Parochial Church Council. £726.42 for churchyard (£800 precepted) and £370.00 for printing of winter edition parish magazine (£360.00 precepted).

Report to Buriton Parish Council: 30 January 2017

Update about work to up-grade the Buriton Community Website

## Introduction

At its November 2016 meeting the Parish Council agreed to select Mr A Martin to upgrade the community website. Work is now well underway and Mr Martin has been providing regular reports about progress and any queries encountered.

This report provides an update for information and comment with a decision to be made about hosting arrangements.

## Progress

Mr Martin reports that he is making good progress and should be able to complete all the work by 31st March as originally envisaged. He had, however, provided his quote to the Parish Council in July 2016 (four months before learning of the outcome) and had, in the meantime, committed himself to another couple of significant projects and so it remains possible that our completion date may need to slip by a short period of time.

Mr Martin is now working on a copy of the current website, transferring content into a shell of the new Drupal 8 site. He is working on a snapshot from 2 January 2017 and so will have to be careful to ensure any new changes on the current website are manually copied over in due course. It is possible that not all the historical events pages will be transferred to the new site as it is arguable that they are no longer required. There will, however, be a full archive of the old site (access restricted to BPC) in case access to any material is subsequently required. It is intended that all the historical 'news' stories will be retained on the new site.

Mr Martin has also reminded the Council that the original website was constructed in a way which provided the ability for a number of people to login and create content for their section. There has been a collection of tags (e.g. Cricket Club, Tennis Club, School, etc) and individual users were setup with discrete access to publish to these various tags. However, after an initial burst of enthusiasm and commitment in 2011, there are now very few active users and Mr Martin was wondering whether this functionality is still required in the new website. There will, in any case, be tags to categorise content on the website: to create the various pages for the Parish Council, Tennis Club and so on. It has been suggested to Mr Martin that it might be a good thing to retain this option / opportunity for a range of users to be able to update their own content on the website – and that this could, perhaps, be re-publicised when the new site is launched. The number of users is irrelevant to the work and so the plan is to disable user accounts for now and simply re-enable them when requested.

With regard to content, Mr Martin reports that the transfer is now 99% complete with the only outstanding content relating to the historical BPC content that held minutes of a few previous meetings. Mr Martin is aware that the Council is seeking a major re-fresh of the BPC pages to allow all Agendas and Minutes to be displayed (including Planning Committee).

Our Clerk has recently learnt that Government now expects all Councils to publish other things as well ("Transparency Regulations") and so it is envisaged that the Parish Council will probably need the following sub-heads initially:

- 1) Agendas and Minutes of Meeting [including Planning Committee];
- 2) Councillor responsibilities: names of all councillors; committee membership and function (if Chairman or Vice-Chairman); and representation on external local public bodies
- 3) Standing Orders and Financial Matters (including some individual items of expenditure (over a threshold); annual accounts; also any grants, salaries, fraud statements); Also Land and property details (maps etc)

Mr Martin has also been working on the look and feel of the new website – in a form that will also be ‘mobile friendly’. One of the challenges encountered relates back to the data loss which the site experienced a couple of years ago. The vast majority of the original high quality versions of the images uploaded to the current website to that date were lost; what is being currently displayed on the website are smaller, cached versions of those lost images and so those are the only images that Mr Martin has to work with. New website designs (given their expectation to work responsively on mobiles, tablets and desktop computers) dictate high quality imagery and hence many of the images on the website may be blurred and grainy where they have been enlarged to fit the template. Mr Martin suggests that there are a couple of ways around this including either: make do for now and replace the poor images over time or simply have small images on the website regardless.

Mr Martin has forwarded four screenshots of work in progress and these are attached at the end of this report. The three of Hugh Dennis are based on a good quality image being used for the desktop, tablet and mobile versions of the page; the Dominase article shows how a low quality image currently works (or not!) on the page.

Mr Martin points out that the Council will need to review the hosting for the website which is currently hosted with Flynn Computing. Mr Martin’s proposal was to migrate the hosting away from Flynn Computing to LCN’s Business Hosting (<https://www.lcn.com/web-hosting>) at £49.95+VAT pa. This is UK-based hosting with very good UK-based telephone support. He asks if the Council wishes to continue with this migration? If so, he will also need to resume control of the buriton.info domain name so that he can redirect it to the new host. He advises us that this part of the project will result in the website being unavailable for 48 hours or so.

Next steps on the project include: rebuild the listings pages; rebuild the event and other content blocks; rebuild the contact page; review the user access mechanism; add in all Parish Council content; add in all Village Hall content; design / page layout improvements.

January 2017



EHDC proposal to sell land at Glebe Road to a developer.  
Report to Parish Council: January 2017

## Introduction

East Hampshire District Council is consulting the Parish Council about its proposal to sell the pieces of land that it owns at each end of Glebe Road to a developer.

In its consultation EHDC states that “the land is currently open space land, if sold the land will be developed.” The pieces of land are shown edged in red on the plan below.

The District Council has invited nearby residents to comment directly to them but the Parish Council has taken a number of steps to make sure that there is wider awareness and greater opportunity for public comment. As well as notices in the village, details have been placed on the community website and circulated by email. Views, to be sent to the Parish Clerk, were requested by Friday 13th January.

The District Council also invited Councillors to meet at Penns Place so that the principle and purpose of their exercise could be explained.

This report provides information from that meeting, summarises responses from parishioners, provides other relevant background about the site and invites Councillors to decide upon a response to EHDC.

The Parish Council has been granted an extension of the consultation period until 6th February to allow discussion at our January meeting.

## Information from meeting with EHDC officers at Penns Place

Mrs Johnston and Mr Jones met with Mark Barr (Commercial Project Manager) and Simon Jenkins (Head of Planning) on 16th January 2017.

The officers explained that EHDC has a strategy of income generation within which they have been asked to review council owned lands assets across the district to see if any have development potential. Sale or development of this land could reduce the Council's maintenance costs and provide a capital receipt which could be invested to provide a return to help achieve the Council's goal of becoming independent of government grant.

They explained that the starting point for all the land that they are looking at is 'market housing' as they have been tasked with unlocking maximum value. It would be possible to consider affordable homes but this would be dependent upon the financial case.

Approximately 50 plots of land have been identified in the District, with some inside and some outside the National Park. In each case they are considering a balance between loss of amenity versus potential income. In particular, are the pieces of land not being used for the purposes originally intended?

With regard to the land in Buriton, the District Council has not determined whether to sell the land with outline planning permission to a developer or to develop the land itself.

They are aware that this land was deliberately left as open space but do not know if it is being used as originally intended. They are aware that they maintain the land.

The officers had prepared more detailed plans showing two options for the southern site and one for the northern site: (a) one house (3/4 bedrooms) on the southern site; (b) two houses (2/3 bedrooms on the southern site); and (c) one 3-bedroomed house on the northern site. These plans have now been forwarded to the Parish Council and are attached with this report.

It was explained that all the options meet the planning requirement of two off-road car parking spaces but that no applications for planning permission had yet been made. It was envisaged that planning decisions on the sites would be made by EHDC, taking into account all public comments.

It was explained that currently the consultation was informal, but the Parish Council is being asked to respond after this meeting with our formal views. The question as to whether we would prefer affordable housing or market housing was asked.

Mrs Johnston and Mr Jones did not provide any comments or views to EHDC officers but promised to report back to the Parish Council. It was mentioned that there had been some disquiet in the village when parishioners were informed about these proposals just before Christmas and expected to respond over the holiday period.

A summary of all parishioner responses to the EHDC consultation exercise (being coordinated by a third Department, Property Services) was requested and is awaited.

#### Responses from parishioners

Seventeen responses have been received by the Parish Council. It is not known whether all these people have also responded directly to EHDC, nor whether all those who have sent responses to EHDC have also copied their replies to the Parish Council.

All but two of the responses are opposed (generally very strongly opposed) to the sale of these pieces of land and the loss of the green areas. The main reasons provided can be summarised under five headings:

- Loss of important play areas for children
- Environment, amenity and aesthetic reasons
- Safety, traffic and parking concerns
- Planning history and context
- Practicalities and other issues.

Extracts from the responses received by the Parish Council are summarised (under these headings) as an appendix to this report.

There were two individual submissions with a different point of view, suggesting that there might be grounds for revisiting proposals for a shop / Post Office at the southern end of Glebe Road. These submissions recognise that previous proposals “fell through because of the potential loss of a play area for children” but one points out that with “ever increasing traffic and inadequate parking in Petersfield, a reduced bus service and an ageing population in Buriton, might there be some grounds for revisiting the shop / Post Office proposal?” The other says that “Without a shop, Buriton has forfeited much of its cohesion and community spirit. This is certainly an opportunity to do something positive.” As both these submissions were from individual residents, the Clerk has written to ask if the Buriton Shop Association has a formal view on the matter which it would like the Parish Council to take into account. At the time of writing this report, a response from the Shop Association was awaited.

#### Other information about the sites

In addition to points raised by parishioners, it is relevant for the Parish Council to consider the planning background and context of any potential development on these areas of land. Details are provided here about:

- Local Green Space designation and findings from the community's 'Plan B' initiative
- The Buriton Village Design Statement
- Policy CP17 in the East Hampshire Joint Core Strategy
- Conditions and legal agreements related to the grant of planning permission for new dwellings in Sumner Road in 1990.

#### Local Green Space designation and findings from the community's 'Plan B' initiative

As a number of parishioners have pointed out, these sites have relatively recently been identified as important 'Local Green Spaces' by the community and have been nominated for designation in the National Park's Local Plan.

As part of the community's 'Plan B' initiative, a public consultation exercise was conducted during August, September and October 2015 with a short questionnaire being delivered to every household in the parish with the Parish Magazine. Views were also collected at a special stand at the annual village show.

As part of this consultation, residents were asked to put forward sites in the village which they felt were important to the local community and warranted designation as a Local Green Space. A number of sites in the parish were identified and were considered by the Parish Council in October 2015.

These areas of land at the junctions of Glebe Road and Sumner Road were amongst those put forward to the National Park Planning Authority in October 2015 as part of the Parish Council's response to the South Downs Local Plan Preferred Options consultation.

Amongst the special qualities of these sites put forward by the Parish Council were that these areas provide (1) attractive contrasts to built-up area; beautiful 'mini-greens' in a busy part of the village; (2) valuable informal play areas for children; and (3) valuable areas of green space close to dwellings in Sumner, Glebe and Petersfield Roads. These were the views not just of residents who live close to the sites, but the result of a community-wide consultation.

The Parish Council understands that these sites meet all the necessary tests, conditions and criteria for designation as Local Green Spaces in the forthcoming South Downs Local Plan.

National planning policy explains that 'by designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances'.

The Parish Council may, therefore, feel that it is inappropriate for EHDC to be proposing to develop these areas of land at this time.

#### Buriton Village Design Statement

The Buriton Village Design Statement was originally published and adopted by EHDC in January 2000 and an updated (current) version was, again, adopted by EHDC in 2009.

This document, which now forms part of the planning guidance which EHDC must take into account in any planning applications, contains a number of points about open spaces and, of particular relevance to the sites at Glebe Road, about the importance of retaining the attractive character of the entrances to the village and fringe locations.

#### Policy CP17 in the East Hampshire Joint Core Strategy

Policy CP17 of the East Hampshire Joint Core Strategy states: 'Development that results in the loss of a sport, recreation or play facility will only be permitted where it can be demonstrated that: a) there is a surplus of provision according to the local open space and built facilities standards....'.

It is questionable as to whether there is a surplus of open space provision in this part of the parish and this is something which EHDC would need to prove or justify. There is some evidence from the time of the grant of planning permission for new dwellings in Sumner Road in 1990 that EHDC did not consider that there was adequate open space provision without these plots of land (see below).

Conditions and legal agreements related to the grant of planning permission for new dwellings in Sumner Road in 1990

When planning permission was granted by EHDC to build sixteen low cost dwellings at Sumner Road in 1990 (Ref: 22141/001), a planning condition stipulated that: 'The land hatched in blue on the approved plan shall be retained as amenity land in relation to the remainder of the site to be developed. Reason: To ensure the land remains as open space for amenity reasons.'

This planning condition appears intended to protect the land to serve as public open space for the residents of Glebe Road and the newly developed Sumner Road for public enjoyment, including serving to soften the built environment which is in very close proximity to open countryside.

As at least one parishioner has pointed out, in addition to the planning condition there was also a legal agreement which specifically precludes any structures or buildings to be erected on the land other than those dwellings given approval in the original plan. Again, it would appear that this legal agreement was intended to protect the pockets of open space which exist around Glebe Road / Sumner Road, to provide amenity space for local residents and to create a housing development which incorporated open space to soften its impact on the important landscape – now designated as part of the South Downs National Park.

It has also been pointed out that, in addition to the planning application conditions and legal agreement relating to the 1990 development, there are also other documents on file relating to the land which EHDC is now considering selling for development. The following statement was apparently made by the Chief Planning Officer: 'The Chief Planning Officer reported that based upon recommended standards for the provision of open space (i.e. play areas and amenity areas) in connection with residential development the village as a whole is well provided for, but the standards if applied to the existing council estate and including the development of this land would require that a minimum of 0.13 (one third of an acre) should be provided as an amenity area.' The Chief Planning Officer's intention appears to have been to ensure there was adequate provision of open space for the residents of this part of the village and this may still be an important consideration today.

Next steps: decision required

By way of a letter dated 13th December 2016, the Parish Council is being consulted about "EHDC's intention to sell to a developer for development purposes the land at Glebe Road, Buriton edged red on the attached plan. The land is currently open space."

The Parish Council was asked to reply by 18th January 2017, confirming "whether or not you object to the disposal of the land edged red."

The Parish Council has been granted an extension of the consultation period until 6th February to allow for discussions (and decision) at this meeting.

The Council is invited to agree a response, with appropriate reasons, to this consultation.

## APPENDIX: SUMMARY OF RESPONSES FROM PARISHIONERS

Although the District Council invited nearby residents to comment directly to them, the Parish Council also took a number of steps to make sure that there was wider awareness and greater opportunity for public comment. As well as notices in the village, details were placed on the community website and circulated by email. Views, to be sent to the Parish Clerk, were requested by Friday 13th January.

Seventeen responses have been received by the Parish Council and are summarised below. It is not known whether all these people have also responded directly to EHDC, nor whether all those who have sent responses to EHDC have also copied their replies to the Parish Council.

All but two of the responses are opposed (generally very strongly opposed) to the sale of these pieces of land and the loss of the green areas. The main reasons provided can be summarised under the following five headings and extracts from the submissions are provided below:

- Loss of important play areas for children
- Environment, amenity and aesthetic reasons
- Safety, traffic and parking concerns
- Planning history and context
- Practicalities and other issues.

### Loss of important play areas for children

- This proposal would totally destroy these small areas of land. Squashing a couple of extra houses on would add little to the local area, and deprive local children of a place to play near their homes.
- The spaces are regularly used by local children to play on
- The land has been used as a playground for as long as I can remember. Does this not constitute a right to keep it as such?
- At the moment there are trees and a place for younger children to play which is not distant from their houses
- The areas provide safe areas for play, off roads which are dangerous because of all the parked cars
- Both plots are extremely popular with Buriton residents and have been nominated as valuable areas of green space. They have been happily used by children for years
- As the mother of a young son, who isn't old enough (and won't be for some years) to visit the Buriton recreation area, we rely on this small open space to allow our young son to explore outside and benefit developmentally from spending time in the natural environment
- I and other local residents with young children value these important open spaces, which allow our children to play and interact with one another under informal supervision from ourselves and neighbours. The pieces of land you intend to sell for development are well used and enjoyed by the local community.

### Environment, amenity and aesthetics

- These sites were both identified as important 'Local Green Spaces' by the community and have been nominated for protection in the National Park's Local Plan
- These sites scored highly in the 'Plan B' exercise, being appreciated by parishioners as "beautiful mini greens in a busy part of the village" providing "attractive contrasts to built-up area and valuable informal play areas for children"
- There is a feeling of openness at the moment
- The area of the village around the proposed site is already quite densely covered
- The areas provide the only green spaces in what is otherwise a very built up part of the village. They thereby make the whole area much more attractive.

- New houses would create a sense of suburbia rather than the more open feel which is consistent with an entrance to a small village on a road now closed to through traffic and used increasingly by cyclists and walkers
- Green spaces around the village should be preserved
- Loss of the green areas would be highly disappointing
- Buriton needs every bit of green space that it has
- Development would be an intrusion in the heart of a National Park
- Buriton is a rural village and, at the moment, the land at the north end of Sumner Road eases fairly gently from village to fields. Further development here would remove the grass slopes and trees that create this effect and bring about an urbanisation which is inappropriate for a village like Buriton
- There has been a great deal of effort put into preserving the rural appearance of Buriton, with "heritage" style street lamps etc. Slapping new-builds on every available inch of land rather negates these efforts.

#### Safety, traffic and parking concerns

- There will be road safety issues – particularly for children
- The spaces are needed to get children, dogs and pedestrians out of the way of traffic travelling on Petersfield Road as, with cars parked on the opposite side, there is no other alternative
- Development would create problems being on corners with no continuing footpaths
- There are some seven roads in and around this area used not just by local residents but commercial traffic, courier vans and parents with children at the local school. Mornings and afternoons in this vicinity are often bedlam
- The sites are near busy road junctions, particularly at school drop-off and pick-up times, with a confluence of seven roads meeting together within a space of 50 metres
- The plots are small and any development will struggle to allow vehicles to enter and exit in a forward gear
- Where is the access for any new building going to be? In a dangerous place, right on the junction of three roads: Petersfield Road, Glebe Road and Sumner Road.
- Extra houses at those two points would greatly impair visibility for drivers coming out or going into those roads.
- With the current level of parking in those two roads, any increase would almost certainly mean parking on the corners, which would be extremely dangerous.
- Development would increase parking problems
- Few of the houses in the area have garages or off-road parking. Parking space is already at a premium. Further development in this area would make an already difficult situation even worse
- The major cause of blight in Buriton is car parking and the congestion caused by its paucity. Any future development of these two plots of land will add considerably to this difficult and potentially serious situation.
- More on-street parking in this location will be unwelcome; is there sufficient off-street parking for the new Village Inn or will there already be more vehicles parking on-street?
- The welcome reopening of the Village Inn with up to 17 accommodation rooms means there could be as many as 25 additional cars using this area when staffing etc is taken into account. This imposes a heavy burden on what is already a congested area.
- Building more housing will add to the pressure on parking. We think that the land should be retained as semi-green space, possibly grass crete and used for public parking.
- Parking at this end of the village is difficult, and is unlikely to be helped by the addition of extra properties on busy corner sites.

#### Planning history and context

- The Village Design Statement places an emphasis on 'green spaces' in Buriton and these are the only 'green spaces' in these roads
- Recently Buriton Parish Council carried out a public consultation exercise as part of the review of their Village Design Statement. As part of this consultation the residents of Buriton were

asked to put forward sites in the village which they felt were important to the local community and warranted designation as a Local Green Space. The land you are proposing to sell to a developer has been identified by the wider community as land that should be designated as a Local Green Space. This was not just the desire of residents who live close to the land at Glebe Road, but the result of a community wide consultation.

- These sites appear to meet all the necessary tests, conditions and criteria for Local Green Space designation. I am hopeful that this site will be formally designated as a local green space when the South Downs Local Plan is adopted and I expect SDNPA should be able to confirm this situation. The SDNPA is also preparing a local plan which will take into account any extra homes needed to meet Buriton's local need
- It would seem inappropriate for EHDC an organisation that seeks, in its Council Strategy for 2014-2019, to "improve people's lives by providing excellent public services that represent good value for money and meet communities' needs" to sell land for development which goes directly against the wishes of a local community's aspirations.
- There was a deliberate decision not to build on these plots when all the new houses were built in Sumner Road in 1992
- When the most recent houses were built in Sumner Road, they deliberately left these areas, with trees. This was presumably done to enhance the area, and give it a less urbanised feel. Why doesn't this matter any more?
- The planning application to build 16 low cost dwellings at Sumner Road / Glebe Road (ref. 22141/001) was given approval by EHDC in 1990. A planning condition placed on the applications approval (Condition 6) states: 'The land hatched in blue on the approved plan shall be retained as amenity land in relation to the remainder of the site to be developed. Reason: To ensure the land remains as open space for amenity reasons.' This planning condition was intended to protect the land to serve as public open space to the residents of Glebe Road and the newly developed Sumner Road. This decision demonstrated EHDC's ability to effectively control development for the benefit of the community and the important local environment (now designated as a National Park). The Planning Authority at the time considered that the open space (which EHDC proposed to sell for development) was important and should be retained as open space, for public enjoyment, including serving to soften the built environment which is in very close proximity to open countryside.
- In addition to this planning condition there was also a legal agreement which specifically precludes any structures or buildings to be erected on the land other than those dwellings given approval in the original plan. Again, this legal agreement was intended to protect the pockets of open space which exist around Glebe Road / Sumner Road, to provide amenity space for local residents and to create a housing development which incorporated open space to soften its impact on the important (now designated) landscape.
- In addition to the planning application conditions and legal agreement relating to the development there are also other documents on file relating to the land which EHDC intend to sell. The following statement was made by the Chief Planning Officer: 'The Chief Planning Officer reported that based upon recommended standards for the provision of open space (i.e. play areas and amenity areas) in connection with residential development the village as a whole is well provided for, but the standards if applied to the exiting council estate and including the development of this land would require that a minimum of 0.13 (one third of an acre) should be provided as an amenity area.' The Chief Planning Officer's intention was to ensure there was adequate provision of open space for the residents of this part of the village. As a mother of a young son I would have to agree with the Chief Planning Officer.
- Policy CP17 of the East Hampshire Joint Core Strategy states: 'Development that results in the loss of a sport, recreation or play facility will only be permitted where it can be demonstrated that: a) there is a surplus of provision according to the local open space and built facilities standards....'. Given the statements above it is clear that EHDC officers considered these open spaces important for this part of the village, and therefore EHDC 's own Planning Policy would suggest that this open space is not

Practicalities and other issues

- The small amount of money raised by EHDC would surely be not worth doing after all expenses have been paid – not to mention the public anger. It would not be worth the hassle.
- We feel that EHDC should not sell land to a developer but use the land for the good of the community and those most in need.
- If we must accede to EHDC's pressure to brick over green areas, would it be possible to persuade them to build starter homes and retirement bungalows themselves, for the use of local people. This would be an investment for the future rather than a source of profit for a Developer and cash for EHDC to cover short term costs.
- The significant change of levels means there would have to be a huge amount of raising or lowering of the sites to continue the building line. Would neighbouring houses or gardens need to be shored up to prevent subsidence?
- Concerns about over-looking and privacy for neighbouring / nearby properties. Would the council allow any new building to tower over existing properties? Buildings nearby are bungalows.
- New buildings would bring intrusiveness for existing properties
- Better uses of the open spaces might include some sort of memorial commemorating the village's part played in the run up to D-Day so that visitors entering the village would take away knowledge of what took place here during the last war. A maple tree could also be planted along with a memorial stone and seat for walkers to rest and reflect on those soldiers, mostly Canadians, who stayed here before departing into the unknown

#### Two submissions with a different point of view

There were two individual submissions with a different point of view, suggesting that there might be grounds for revisiting proposals for a shop / Post Office at the southern end of Glebe Road. These submissions recognise that previous proposals “fell through because of the potential loss of a play area for children” but one points out that with “ever increasing traffic and inadequate parking in Petersfield, a reduced bus service and an ageing population in Buriton, might there be some grounds for revisiting the shop / Post Office proposal?” The other says that “Without a shop, Buriton has forfeited much of its cohesion and community spirit. This is certainly an opportunity to do something positive.” As both these submissions were from individual residents, the Clerk has written to ask if the Buriton Shop Association has a formal view on the matter which it would like the Parish Council to take into account. At the time of writing this report, a response from the Shop Association was awaited.



Rights of Way report for Parish Council meeting – 30th January 2017.

1. Extinguishment Order for Buriton Footpath 3 – level crossing.

In December, Peter Millman an independent Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs [Defra] held a 3 day Public Inquiry to decide whether the level crossing, carrying Buriton Footpath 3 across the railway line, should be extinguished.

For clarification, the Public Inquiry resulted from statutory procedures relating to 'objections' to Rights of Way Orders, be they Modification or Extinguishment Orders made by relevant highway authorities. Hampshire County Council had received objections to its Extinguishment Order from not only the South Downs National Park Authority, the Parish Council and the Ramblers Society but also from local groups and members of the public.

The PC was pleased that many parishioners, whether supporters or objectors, took the opportunity to take part in this decision-making process, which enabled them to express their individual viewpoints. This meant that the Inspector could balance this contrasting evidence in coming to his decision.

In the first week of January the Parish received the Inspector's decision to confirm the Order to extinguish the crossing. The PC welcomes this decision from an independent person – now this long-running issue, which has unfortunately at times split parts of the community, can be laid to rest.

Following this decision it is incumbent on Network Rail to "take steps to make the crossing inaccessible by fencing and to erect and maintain appropriate signs." The PC hopes that this will include the removal of the now redundant steps up to the railway line.

The extinguishment of the level crossing may cause more parishioners to use Kiln Lane, which the Inspector accepted was "not a suitable alternative". The PC intends to explore the perceived hazards of Kiln Lane, notably its lack of footway and the speed of traffic but this will necessitate liaising with the highway authority.

2. Footpath 17 - handrail

Just want to thank Dave Grant for all his hard work in designing handrails for the steps on FP17 – getting quotes etc, generally doing all the legwork, only to be told that the landowner was not prepared to give permission for the work to go ahead.

Hampshire County Council is legally responsible for the surface of public rights of way and this includes steps and ramps. It would therefore follow that handrails which assist the use of the paths fall within this area of responsibility and are outside the landowner's jurisdiction. An enquiry has been lodged with the RoW department and we are awaiting a response.

# RIGHTS OF WAY VEGETATION PRIORITY CUTTING LISTS FOR 2017

## Report to Parish Council: January 2017

### Introduction

From October 2015, the number of Countryside Access Area Teams within Hampshire County Council's Countryside Service reduced from 4 to 3. This resulted in larger areas for the 3 remaining Area Access Teams - North, Central-East and South-West - to cover. The Area Teams are still committed to working closely with Parish Councils and local people to best understand the priorities and needs for the local rights of way network.

A key part of their annual work is the clearance of seasonal vegetation from Rights of Way and the Parish Council is now being consulted on the Priority Cutting List for 2017 in readiness for the summer cutting season.

Each Parish Council is being asked to review its network and inform HCC which 6 paths would benefit from cutting. We are encouraged to add comments supporting why we may wish one path to be cut over another. HCC's contract only allows for seasonal vegetation to be cleared and if a path is heavily overgrown the contractors will refuse to cut it.

HCC's Central East Area Team points out that its resources are now extremely limited and they cannot guarantee all of our requests will be met. However, they say that they will endeavour to meet our priorities and work with us to identify solutions to any remaining issues.

If we do not provide HCC with a list there is the possibility that none of our footpaths will be cut in 2017 and HCC are seeking our response (by email) by 1st February 2017.

### Considerations and Recommendations

The attached Appendix summarises the 2016 cutting list with suggestions for changes to meet HCC's request for a list of 6 routes for 2017.

Explanations are given as to why Footpaths 4, 8 and 15 need not be in our list.

It is suggested that Footpaths 14, 16 and 17 are much-used central routes and that Footpaths 21, 22 and 23, being more on the periphery of the parish, are of more interest to longer distance users.

Unless Parish Councillors have other views or are aware of other issues, it is suggested that these six routes be submitted to HCC as our list of priority paths with the explanation provided in the previous paragraph (above).

### Appendix

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Action	Priority	FP / BW	No.	Length	Route	Cutting date	Notes
Remove	none	FP	8	700m	Hall's Hill / QECP	Summer	Crosses fields to QECP
Remove	none	BW	4	40m	South Lane / Hall's Hill	Summer	
		Hangers / Shipwrights Way					
Remove	none	FP	15	1700m	The Links	Summer	Hangers Way

Retain high route	FP	14	400m	Petersfield Rd / North Lane	July	Important central
Retain high route	FP	17	450m	Pillmead Hse / Jacob's Yard	July	Important central
Retain medium short, could do it ourselves	FP	16	60m	Bones Lane / North Lane	July	Very
Retain medium?	BW	21	2200m	Coulter's Dean / Ditcham	Summer	
Distant but maybe valuable? (horse riders / cyclists)						
Retain medium? but maybe valuable?	FP	22	1600m	Ditcham / Chalton	Summer	Distant
Retain medium? after complaint some years go. Still valid?	BW	23	600m	Sussex Rd / Old Ditcham	July	Added

Comments

FP8 Connects Hall's Hill car park to QECP across fields. No cutting needed.

BW4 & Hangers & Shipwrights Ways are long distance promoted routes and so are maintained separately from this list

FP15 This hasn't been very effective for FP15 this year but we should pursue HCC about it rather than put it on our list

BW 4 does not need cutting.

FP14,16,17 Much-used central routes that should be kept on list (but 16 is very short and could be done by volunteers if we need to add another instead)

BW21 & These are on the periphery of the parish and of more interest to longer distance walkers, horse riders & cyclists

FP22 Their length is balanced out by the shortness of our central routes in the total cutting plan

BW23 This was added to our cutting list some years ago after a complaint about overgrowth. I'm unsure if it's still a valid entry on the list

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