

THESE MINUTES ARE DRAFT UNTIL APPROVED AND AGREED AT THE NEXT MEETING
WHEN THEY MAY BE SUBJECT TO CHANGES



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm
on Tuesday 4th September 2018 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Ashcroft, Cllr Gardner, Cllr Jones, Cllr O'Donoghue,
one member of the public.

1. Introduction and welcome

2. Declarations of interest: Cllr Jones declared that, as a Member of the South Downs National Park Planning Committee, he wished to make it clear that any views which he expressed at this meeting are based on the information before him 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 he is 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.

3. Minutes of last meeting on 30th July 2018 were approved as an accurate account and signed by the chairman.

4. Update on any key current planning matters –

SDNP/18/01060/FUL - Ditcham Lane, Buriton GU31 5RQ (Road improvements to existing track, including resurfacing, passing places, landscaping and wildlife enhancements): in progress.

SDNP/18/01827/FUL - Queen Elizabeth Country Park, Gravel Hill, Clanfield, Waterlooville PO8 0QE: Refurbishment of Visitors centre including cladding, window and external door alteration. Demolition of 'Annex' education building. Replacement of septic tank with sewerage treatment system. Extension of existing car parks with some small areas of new car park: Approved

SDNP/18/02459/CND and SDNP/18/02469/LDE: Tithe House, Greenway Lane, Buriton, GU31 5SQ. Removal of condition 10 of appeal decision APP/M1710/A/08/2067316 to allow land to be sold and a certificate of lawful use for the second barn which has yet to be built: Approved

SDNP/18/02405/FUL & SDNP/18/02709/LIS: Proposed Conversion of Monks Walk and the Garage building to form 4 dwellings; Use of Tithe Barn as ancillary accommodation (to serve Buriton Manor); Associated parking and private amenity / garden space. Monks Walk, The Manor House, North Lane, Buriton, Petersfield, Hampshire, GU31 5RT. Application in progress

SDNP/18/03168/CNDC: Variation of condition 1, 2 and 10 and removal of condition 3 of planning permission SDNP/15/02986/CW; Butser Hill Lime Works Ltd, Butser Hill, Buriton, Petersfield, Hampshire, GU31 5SP Application in progress. It was noted that enforcement officers are concerned about the signs about which the PC raised concerns. It is understood that one is not to receive permission and the other is to have retrospective action and a different style is suggested.

It was noted that a further planning application for changes to conditions at Butser Quarry had been received but was too late for the agenda. To be considered at the next meeting.

A letter had been received querying the erection of sheds and other domestic paraphernalia to the rear of Old Spot Cottage on land which may not have permission for residential use. To be considered at the next meeting as there may be a wider principle / precedent at stake.

Examination of South Downs National Park Local Plan: The Council had received correspondence (dated 8th August 2018) from the Programme Officer, Mr Chris Banks, asking the Council to confirm, by Tuesday 11th September, whether it wished to take part in the Hearings and upon which Issue or Issues it wished to speak. Delegated to the Planning Committee for decision. It was understood that there will not be any oral sessions in relation to "Alternative or Omission Sites" (paras 25-28 of note INSP3) but it was not clear whether or not objections to Settlement Policy Boundaries would be part of the Hearings. It was agreed (1) to contact Mr Banks to say that the Parish Council wished to speak on these matters and (2) to contact the Planning Authority to ask if there is any additional information that the Parish Council could provide to them to help them.

5. Planning applications for consideration at this meeting:

SDNP/18/04072/TCA: Felling and crown lifting of trees at the Manor House, Buriton

After discussion it was felt, with some regret, that the Council had no alternative but to submit a holding objection to this application pending further information. It is felt that the location plans provided were unclear and that as a consequence potential impacts could not be assessed

SDNP/18/03874/HOUS: Balcony, new windows, new bifold doors and French doors; Sunwood House, Ditcham

After discussion it was felt that that concerns about impacts on Dark Night Skies (in this critical pinch-point location within the International Dark Skies Reserve) should be drawn to the attention of the Planning Authority. Attention should also be drawn to EHDC's success at defending an Appeal against refusal of SDNP/17/03890/FUL on Dark Skies grounds: the Planning Inspector had upheld the refusal of permission (Appeal reference: APP/Y9507/W/17/3191038) and this should give EHDC confidence to seek improvements to planning applications in Buriton to protect the dark night skies. These particular proposals include significant amounts of new glazing in a relatively prominent position in a very dark area. If approved, Conditions should be imposed to ensure that special low light transmittance glass is fitted, automatic blinds are installed etc.

The Parish Council's attention had been drawn to the prospect that the house may be going to be used for a holiday lettings business and the Council was unsure as to whether permission for any change of use might be required.

The Parish Council would also urge the planning officers to take note of any comments submitted by neighbours.

SDNP/18/04149/HOUS and SDNP/18/04150/LIS: Garage conversion to habitable space; 42 High Street Buriton

After discussion it was felt that that concerns about impacts on Dark Night Skies (in this critical pinch-point location within the International Dark Skies Reserve) should be drawn to the attention of the Planning Authority. It was questioned whether rooflights were really necessary and there was some concern about the amount of glazing on the Apex side elevation wall. Attention should also be drawn to EHDC's success at defending an Appeal against refusal of SDNP/17/03890/FUL on Dark Skies grounds: the Planning Inspector had upheld the refusal of permission (Appeal reference: APP/Y9507/W/17/3191038) and this should give EHDC confidence to seek improvements to planning applications in Buriton to protect the dark night skies. These particular proposals include significant amounts of new glazing in a relatively dark area. If approved, Conditions should be imposed to ensure that special low light transmittance glass is fitted, automatic blinds are installed etc.

The Parish Council would also urge the planning officers to take note of any comments submitted by neighbours.

SDNP/18/04318/LIS: Structural underpinning etc; The old Rectory High Street Buriton.

After discussion it was agreed that the Parish Council had no objection to any of these proposals

which are accompanied by good quality documents, plans and justifications. It was felt that this amount of care for this important building should help to ensure its future for many years to come.

SDNP/18/04424/FUL: Creation of Bund and French drain etc; land north of New Barn Cottage, New Barn Lane, Buriton

After discussion it was agreed that the following comments should be made on this application: (1) it is questioned whether the proposals will actually achieve their aims or whether the appearance of the site will continue to be poor; (2) the species of planting on the bund will be very important with only appropriate native local species to be permitted; (3) the Parish Council is unsure as to whether this area of land has planning permission for the keeping of horses for recreational purposes etc or whether it has an agricultural use for the grazing of horses and it would be appreciated if this matter could be confirmed.

SDNP/18/04252/TCA: Fell one conifer, 28 High Street, Buriton

After discussion it was agreed that the Council had no objection to the felling of this one tree. In spite of the poor quality of the documentation, location plans etc it was felt that there was sufficient clarity about the tree involved. The Parish Council would, however, urge the planning officers to take note of any comments submitted by neighbours.

6. Public comments on the above applications – none.

7. The committee's decisions on the above applications – see above.

8. Date of next meeting: 24th September

Meeting ended at 7.10 pm