



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held on Wednesday 6th July 2020 (6pm).

Present: Cllr Ashcroft, Cllr Johnston, Cllr Jones, Cllr Marriott.

Also in attendance Cllr Stevens.

Apologies: none.

1. Cllr Johnston opened the meeting and explained that, following Government restrictions prohibiting public meetings and gatherings (including those normally held by Parish Councils and other Local Authorities), Buriton Parish Council was adopting alternative ways of working in order to continue with business whilst upholding democratic principles and compliance with the public health guidance. Drawing upon opportunities provided in recent Regulations, this meeting was being held remotely and was allowing access by members of the public via the Zoom video-conferencing platform. Agendas had been posted on the community website and on the public noticeboard as normal and provided details of the contact phone number for anyone wishing to register an interest in joining the meeting. Cllr Johnston explained that no members of the public had done so.

2. **Declarations of interest:** Cllr Jones declared that as a Member of the South Downs National Park Authority, the Local Planning Authority for the area, he wished to make it clear that any views which he expressed at this meeting would be based on the information before him at this meeting and might change in the light of further information and/or debate at National Park 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 if it should come before the National Park for decision. In relation to the application SDNP/20/01535/FUL Cllr Johnston explained that she owned land adjoining the site but that this did not amount to a pecuniary interest.

3. **Minutes of the last meeting** of 10th June 2020 were approved as an accurate record.

4. Update on current planning matters

SDNP/20/00276/FUL & SDNP/20/00277/LIS – Haven Barn, Monks Walk: Change of use from agricultural to residential; alteration of existing cart lodge and stables into a single dwelling. Decision pending. A letter had been sent to Stella New outlining the views of the Parish Council as agreed at the last meeting.

SDNP/20/00994/REM - New House at Cobwebs, North Lane. Decision pending

SDNP/20/01226/TPO - Reduce height of fir tree at Mille Failte, Bones Lane. Decision Pending

Asset of Community Value, the Village Inn: the Parish Council has submitted the relevant information to EHDC, securing the moratorium period and providing the opportunity for the community to make a bid for the business.

Asset of Community Value, the Five Bells: the Parish Council has submitted the relevant information to EHDC, applying for the ACV status to be renewed for a further five years. A response was still awaited from EHDC.

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5. Matters for consideration at this meeting:

SDNP/20/02081/HOUS: *Garden outbuilding to rear in place of existing garage already demolished at 57 North Lane, GU31 5RS.* After discussion in which it was noted that the new building should be an improvement on the previous structure it was agreed to submit a response of 'no objection' but with comments questioning whether there could be any ecological improvements. It was felt that the Agent's responses to the Ecosystems and Biodiversity Policies did not really try to make any positive contributions whilst the Parish Council feels that these new policies in the new South Downs Local Plan are very important and that every planning application in the parish should make an effort to produce some positive contributions. It was agreed that attention would be drawn to the recent application in Sumner Road (SDNP/20/00911/HOUS) which was a small project but which had managed to include multiple benefits from hedging (rather than fence panels), the handling of rainwater and measures to support bees and birds. This appeared to be a good example for all applicants and for the Planning Authority to consider as 'every little helps'. Perhaps it is not too late in this application for some small changes to be made in this regard. The planners would also be asked to give full consideration to any comments from neighbours.

SDNP/20/01535/FUL: *The extraction of 343,670 tonnes of chalk (156,214 cubic metres x 2.2 tonnes per cubic metre) and the importation of 1,149,000 tonnes (633,333 cubic metres x 1.8 tonnes per cubic metre) of clean inert waste/soils and clays and the importation of approximately 31,000 tonnes of top soil (21,000 cubic metres x 1.4 tonnes per cubic metre) with the continuation of ancillary recycling operations until 31st December 2028 at Butser Hill Lime Works, GU31 5SP.* It was noted that this was a very large and complex application, including over 100 documents many of which were very long and technical. It was also noted that a number of items in the application may already have planning permission and that the application appeared to be seeking to replace all current permissions and replace them into one new overarching consent. It was not yet clear whether there were any significant changes to the details of the amounts of chalk to be extracted (or whereabouts within the site this would be extracted from) or whether there were any significant changes to the details of the amounts of inert waste and soils to be imported or whether the only new information in this current application related to the restoration phase of the project. It was agreed that Councillors would continue to identify questions to be put to the planning officers so that, at a future meeting, an informed response could be produced. Issues raised in discussion, for further consideration, included: the number of lorry movements in the future (perhaps one every ten minutes for five years) compared with current numbers; the ownership of various parts of the site; the hours of operation compared with the present day; whether the restoration would leave any sections of the chalk quarry face (with opportunities for nesting ledges for peregrines as recommended in the past by a County Ecologist) or whether, perhaps as a result of the volumes of imported materials being proposed, the entire area would have to be sloped; whether the topsoil would be from an appropriate source to produce the calcareous grassland proposed; whether the storing of topsoil on site for a number of years would cause any deterioration; whether HCC and QECP are adequately engaged; the future of the historic lime kilns; the creation of a local liaison panel with funding for local benefits; whether there should be segregation of lorries from walkers and cyclists on the 'shared path' to the site from the Greenway Lane roundabout (and whether mud on this route could be dangerous). Issues likely to be highlighted for detailed scrutiny by the planners, were likely to include any adverse effects of noise, dust, smells, traffic, water, tranquillity and landscapes. The application would continue to be discussed at a future meeting.

6. Public comments on the above

There were none.

7. The Committee's decisions on the above matters

As above.

8. Date of next meeting: to be arranged as required

Meeting finished at 7.20pm

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