



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.15pm on Tuesday 20 December 2016 in Buriton Village Hall.

Present: Cllr Mrs Johnston (Chair), Cllr Jones, Cllr Gardner, Cllr White and Clerk

- 1 Introduction and welcome
- 2 Apologies for absence - Cllr O'Donaghue. Declarations of interest - 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. All members declared that although applicant for SDNP/16/06177/TCA is known to them, they have no pecuniary interest.
- 3 Minutes of last meeting on 28 November 2016 were approved as an accurate account and signed by chairman.
- 4 Update on any key current planning matters –
 - **SDNP/16/03784/TCA** – fell one yew tree. Rock Cottage Bones Lane Buriton. Decision Pending
 - **SDNP/16/04578/HOUS**- Reroof 16 High Street. Approved.
 - **SDNP/16/04494/FUL and SDNP/16/05687/LIS** - Monks Walk and Garages at Buriton Manor and the Tithe Barn. Application in Progress.
 - **SDNP/16/05462/TCA** – Hoploft House Bones Lane Buriton. Raise no objection.
- 5 Planning applications for consideration at this meeting:
 - **SDNP/16/05949/LDE** The Village Inn Of Buriton Petersfield Road Buriton. Lawful Development Certificate for an Existing use -to confirm the lawfulness of the operation of 15 no. letting bedrooms at the first floor and within the attic, in association with (and ancillary to) the main operation of the Public House at ground floor. The committee OBJECTED to the application. See report and appendix attached.
 - **SDNP/16/06177/TCA** Lynchets Bones Lane Buriton. Fell one apple tree. The committee has NO OBJECTION to felling of the tree as members had noted that it is not visible from public highways or public footpaths. They are keen to see a replacement planted if possible.
 - **SDNP/16/05687/LIS** – Monks Walk and Garages at Buriton Manor and the Tithe Barn. Due to SDNPA deadline, members had examined the application and requested that the clerk submit the detailed report already prepared for the earlier application SDNP/16/4494/FUL (meeting on 07/11/16). This report was sent to SDNPA on 07/12/16. Mr Jones had not been involved in the consideration of this application.

6 Public comments on the above application.

None – no members of public present.

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

8 **Date of next meeting: 6.00pm 30 January 2017 – if required.**

Meeting ended at 6.44pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....M Johnston..... Dated17/1/17.....

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SDNP/16/05949/LDE: application for a Lawful Development Certificate for The Village Inn (Maple Inn), Buriton, GU31 5SW, to operate as “15 no. letting bedrooms at the first floor and within the attic, in association with (and ancillary to) the main operation of the Public House at ground floor”.

Buriton Parish Council objects to this application for the reasons set out below:

Firstly, on 30th March 2016 members of the community group which was considering purchasing the Village Inn / Maple Inn (via the ACV process) met with Mary Bird (Principal Planning Officer, EHDC) to obtain Pre-App advice.

In a letter to the community dated 31st March 2016 Ms Bird confirmed her advice as follows: “I confirm that whilst the building has had a number of bedrooms associated with it for a significant period of time it is only in recent years that internal alterations have been undertaken on the building to significantly increase the number of bedrooms. Formal planning permission has not been sought for a change of use of this site from pub to a mixed use of pub and bed and breakfast accommodation and it is my view that this would now be necessary as the balance of uses within the site have altered significantly. Historically the primary use of the building was as a public house with the accommodation being an ancillary use however given the increase in rooms it is now my view that this represents a mixed use on the site and hence a change of use planning application will be required.” The full letter from Mary Bird is provided as an Appendix to this submission.

This is clear and unambiguous advice and, if it were due to be applied to the community group which was exploring the purchase of the premises / business earlier in the year, it must surely apply now to the current applicant.

A proper application for a “mixed use” would enable full consideration to be given to aspects such as car parking arrangements (number of spaces), hours of operation (noise, amenity etc), external lighting and other relevant matters.

The Parish Council believes that the community should have the opportunity to comment on all such relevant matters and, if appropriate, to get suitable Conditions attached to any grant of planning permission.

Secondly, the application only refers to “15 letting rooms at the first floor and within the attic” yet the plans accompanying the application clearly show 3 further en-suite bedrooms (one a disabled suite) on the ground floor. This indicates that there would actually be more than 15 letting rooms (in practice, 17 or 18). This must be taken into account at this time and clarity should, therefore, be provided by way of a full planning application for a change of use to ‘mixed use’.

Thirdly, there appears to be some uncertainty about a number of other matters which have changed in recent alterations to the building (such as the number and location of roof lights, the apparent lack of a Gents WC, additional external lighting etc) which should also be clarified via a new planning application with full plans and elevations etc.

Fourthly, a number of previous planning applications for changes to these premises have been refused (eg. F275458/4) and when permission has been granted (eg. in May 1990) a number of very clear Planning Conditions have been stipulated. The same scrutiny should now be applied to these premises at this time.

It would be inappropriate to grant a Lawful Development Certificate with so many uncertainties and the Parish Council trusts that this application will be refused so that a proper Planning Application for a ‘mixed use’ as described above will be forthcoming.

APPENDIX

Mr D Jones

Our Ref: SDNP/16/01453/PRE
Contact Officer: Mary Bird
Tel. No.: 01730 234268

31 March 2016

Dear Mr Jones

RE: Pre-Application Advice - Using site as a pub and use of some rooms for letting (hotel)
Site Address: The Village Inn of Buriton, Petersfield Road, Buriton, Petersfield, Hampshire, GU31 5SW

Thank you for your correspondence received 24 March 2016 seeking pre-application advice and I refer to our recent meeting concerning the same matter.

Site Description and Proposal

The Village inn is a detached building on the north west side of Petersfield Road. It is a public house with bed and breakfast accommodation.

The meeting was to discuss the future use of the building as it is currently up for sale and a group of local people have expressed an interest in purchasing it and continuing its use as a pub and bed and breakfast accommodation.

Planning Assessment

I confirmed that whilst the building has had a number of bedrooms associated with it for a significant period of time it is only in recent years that internal alterations have been undertaken on the building to significantly increase the number of bedrooms. Formal planning permission has not been sought for a change of use of this site from pub to a mixed use of pub and bed and breakfast accommodation and it is my view that this would now be necessary as the balance of uses within the site have altered significantly. Historically the primary use of the building was as a public house with the accommodation being an ancillary use however given the increase in rooms it is now my view that this represents a mixed use on the site and hence a change of use planning application will be required.

The site lies within a settlement policy boundary as set out in the adopted local plan and therefore the principle of development is acceptable subject to its detailed design and impact it may have on neighbouring development. It will be important to include a supporting statement with your application outlining how you envisage the site operating as I understand that the pub may not necessarily be open full usual public house hours and you also indicated that access to the bed and breakfast accommodation may also be automated to a degree.

As you are aware there have been some issues locally relating to the use of the bed and breakfast accommodation however these appeared to be associated with another nearby site and I believe that these issues have now ceased. You are of the opinion that your proposed use will not result in similar problems. I advised that a comprehensive supporting statement be prepared to be submitted with your formal planning application outlining how you believe the use of the premises will differ from before. I understand that your proposal will not result in any physical alterations to the building.

I trust this letter has clarified the position for you.

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at www.southdowns.gov.uk/planning/planning-advice.

It would be advisable to contact the Building Control department at your Local Authority to check if building regulation approval is required.

Please note that the advice contained within this letter constitutes an informal Officers opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours faithfully,

Mary Bird
Principal Planning Officer