



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm on 22 August 2016 in Buriton Village Hall.

Present: Ms Gardner
Mrs Johnston
Mr Jones
Ms O'Donoghue
Karen Crookshank – Clerk
3 residents

- 1 Introduction and welcome
- 2 Apologies for absence
- 3 Declarations of interest - declaration of interest from Mr 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.

Members declared the following interests, although not material or pecuniary, they are known to the applicants or residents. Rock Cottage – Mrs Johnston, Mr Jones, Ms Gardner and Ms O'Donoghue. Buriton House – Mrs Johnston, Mr Jones and Ms Gardner. North Lodge – Mr Jones. 16 Glebe Road – Mr Jones.

- 4 Minutes of last meeting – agreed.
- 5 Update on any key current planning matters –

SDNP/16/01381/FUL SDNP/16/01484/LIS Conversion of Monks Walk and Garages
FUL refused LIS Permission with conditions

SDNP/16/01636/FUL SDNP/16/01637/LIS Conversion of Tithe Barn to 2 dwellings Refused

SDNP/16/01715/HOUS Side extension to Meadow Byre in progress

SDNP/16/01766/CND minor amendments Ditcham School in Progress

SDNP/16/02902/FUL Ditcham Park School Approved

SDNP/16/02959/FUL New House at Windyridge Refused

SDNP/16/02300/LIS replacement windows Bollinge Hill Farm Approved

SDNP/16/03575/TPO SDNP/16/03605/TCA Prune 3 trees and fell 9 trees at the Manor Barn In Progress

- 6 Planning applications for consideration at this meeting:

SDNP/16/03704/HOUS - Single storey extension to side/rear of dwelling, detached double garage and store following demolition of garage and shed, and widening of driveway access and rebuilding of driveway wall. Rock Cottage Bones Lane Buriton.

SDNP/16/03534/LIS - Detached double garage and store following demolition of garage and shed, and widening of driveway access and rebuilding of driveway wall. Rock Cottage Bones Lane Buriton.

SDNP/16/03378/LIS - Listed Building Consent - Single storey extension to side/rear, replacement of centre rear window on first floor with 2 no. 9-pane windows, refurbishment or replacement of all other windows, removal of 2 single chimneys on north side, removal of door

in front (east) elevation on right, removal of door in side (south) elevation, window removal in kitchen/breakfast area and alterations to shower room/wc to create separate cloakroom/cupboard. Rock Cottage Bones Lane Buriton.

Members were in general support of these three applications as the plans are all contributing to the overall improvement of this special property. They had the following observations - It is not clear as to the finished look of the 'roller doors' on the garage. As they will be very visible from Bones Lane they ask that these doors are sensitive to the setting and do not appear out of place. There is no mention of any external lighting but as Buriton sits in the newly formed International Dark Skies Reserve they were concerned that any new light thrown out from the village may jeopardise this status and requested that external lighting should be focused downwards and the strength of light emission should be minimised.

SDNP/16/03784/TCA – fell one yew tree. Rock Cottage Bones Lane Buriton.

It is understood that this application has been withdrawn as the removal of the tree is no longer necessary. However, if this is incorrect then members would wish to be given the opportunity to comment.

SDNP/16/03538/HOUS - Two storey extension to side, single storey extension to rear, attached garage to side following demolition of existing garage, disabled access ramp to side and rear. North Lodge Sunwood Lane Buriton.

Whilst members had sympathy with what is being sought in this application, it was felt that the Council should object to the details of the application for the following reasons - The location of the proposed development would be prominent in the landscape. The view of the proposed development when approaching from the South would be rather stark, with relatively plain walls. The character and interest of the original Lodge building would be lost (particularly when viewed from the south, west or east) with the proposed designs paying limited regard to the Lodge. The Parish Council has particular concerns about the extent of coloured plastic cladding being proposed ('hardi plank') and fears that this may not look good in the future. Traditional materials are likely to be more suitable. Given this isolated location in open countryside in a narrow 'pinch point' in the new International Dark Skies Reserve, the Parish Council also has concerns about light pollution and felt that light pollution from these proposals could compromise the dark skies. If planning permission were to be granted it would be important for conditions to be attached requiring specially tinted glass with automatic blackout blinds that would operate during the hours of darkness along with external lighting control measures.

SDNP/16/03650/HOUS - Replacement of existing pool building, creation of a walled garden, erection of a greenhouse and adjoining potting shed, extensions to the northern and southern wings of the existing stableyard building group (alterations and additions to the scheme previously approved under ref: SDNP13/05062/HOUS & SDNP/16/01264/HOUS). Buriton House Pitcroft Lane Buriton.

Members made comments on this application regarding materials, which they should be in keeping with the existing buildings. Members were concerned about the appearance of the rendered finish on the Pool House. Also concerned about light pollution and spillage from the glazed components to be minimised as this site is in a very sensitive part of the National Parks International Dark Skies Reserve which the Parish Council takes very seriously. Concern regarding the height of any parts of the buildings (such as the cupola etc) which may be visible from longer distance vantage points. The comments about contaminated land were noted and members trust that this application will have no adverse effects on the adjacent Rights of Way as was the case a few years ago.

SDNP/16/03802/HOUS - Two storey rear extension and replacement entrance porch. 16 Glebe Road Buriton.

Members had no objections to this application but made comments - Given the scale and location of these proposals it will be very important for the Planning Authority to pay full regard to any comments from neighbours. It will be important for the designs and materials of the proposed extensions to match the existing closely. The Parish Council has concerns about light pollution and requests that detailed conditions are attached to any grant of planning permission having regard to the the new International Dark Skies Reserve.

SDNP/16/03446/HOUS - Conservatory to rear (as amended by email received 15/08/2016 - details of conservatory roof) 36 Petersfield Road Buriton.

Members re-considered this application in the light of information supplied in an additional letter submitted to the Planning Authority. The Parish Council felt that its original comments, including concerns about impact on light pollution, Dark Skies Reserve, impact on neighbours and visibility from footpath 14 are still valid. If the application is to be approved the council would request that appropriate conditions are made to ensure light emissions are kept to a minimum.

7 The Committee's decisions on the above applications. As above.

8 Date of next meeting: 6.00pm 26 September 2016.

Meeting ended at 6.55pm

M Johnston