



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6pm on Monday 5th June 2017 in Buriton Village Hall.

Present: Cllr Johnston (chair), Cllr Gardner, Cllr Jones, Cllr Newby and Cllr O'Donoghue. One member of the public

### 1. Introductions and welcome

2. 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 should it come before the National Park's Planning Committee for decision. Cllr Jones made it clear that, in particular, he would not be taking part in any discussions or decisions about appeals at Buriton Manor at this meeting. Cllr Johnston declared a potential pecuniary interest in items relating to Buriton Manor (as a result of factors which have taken place since the last meeting) and she would also play no part in decision-making about this matter at this meeting.

3. Minutes of last meeting, of 7 March 2017, were approved as an accurate account.

### 4. Update on any key current planning matters

· It was noted that the application for a two storey rear extension and detached annex building (amended description) at 2 Sumner Road, Buriton, had now been approved [**SDNP/16/05920/HOUS**]

· In connection with applications at Buriton Manor it was noted that appeals had been lodged against refusals at SDNPA's committee meeting in January 2017 [**SDNP/16/04494/FUL** and **SDNP/16/05687/LIS**] (for consideration elsewhere on this agenda), that similar applications had been approved by SDNPA at its meeting April [**SDNP/17/00554/FUL** and **SDNP/17/00595/LIS**], that the S.106 agreement required for these applications was likely to be signed in the near future and that there was the prospect of a Judicial Review into this grant of planning permission being pursued by interested parties in the community. It was confirmed that the Parish Council was playing no part in any Judicial Review

· Parishioners had drawn the Parish Council's attention to two new access tracks (one in Weston and one in Kiln Lane, Buriton), asking whether either required any form of authorisation. It was reported that the track in Weston could lead to potential flooding problems due to drainage from fields.

· With regard to the track in Weston it was also reported that (a) the track had recently been made much wider (suitable for two-way traffic); (b) a previous appeal decision (2009) had ruled that no permission was required for agricultural access (for a turf-cutting business; (c) EHDC Enforcement Officers felt that there was, therefore, no further action that could be taken at this time; (d) local knowledge suggested that there had not been, nor was now, any turf-cutting business; (e) there are, apparently, two holiday let properties accessed via the track (marketed via

groupaccommodation.com) as Upper House:

<https://www.groupaccommodation.com/properties/upper-house-nr-petersfield-hampshire>; (f) the Appeal Decision had been taken prior to the creation of the National Park and this could be a material change in circumstances. It was agreed that the Clerk should write to the EHDC Head of Planning Enforcement asking that the situation be re-visited by the Council in the light of large scale of the recently widened track; its purposes (in relation to points b, d and e above); and its legitimacy in relation to its purposes and points b, c and f above. Photographs may also be useful to illustrate potential flooding problems.

- With regard to the newly created access track off Kiln Lane it was not known whether this was temporary or permanent, nor was the purpose of the access known. Ownership of the land was unclear / unknown although it was felt that it was not part of QECP. The access was, apparently, quite a deep cutting into the bank which may amount to development and, depending on its purposes, an access could cause danger / safety concerns on Kiln Lane. It was agreed that the Clerk should send a separate letter to the EHDC Head of Planning Enforcement asking whether this access required any authorisations, whether it had already received any appropriate authorisations and whether or not the District Council felt that it introduced any highways safety risks. Photographs may also be useful to illustrate this new access.

#### 5. Planning applications considered at this meeting:

- **SDNP/17/02325/HOUS** – detached oak car port at Hurstings Cottage, Sussex Road, Nursted. No objection but comments to be made about roof lights and potential uses of the building: the building should not become residential without an appropriate application and so a suitable Condition may need to be added to any grant of permission for a car port / garage / store room; roof lights could be to the detriment of the Buriton pinch-point in the International Dark Skies Reserve; if permitted, roof lights should be constructed so as to minimise light spillage during hours of darkness.

- **SDNP/17/023587/TCA** – fell one Norway Spruce tree at 52 Bones Lane, Buriton. No objection but comments should include: no reasons given for felling this tree in the Conservation Area; some concerns about the loss of evergreen trees in the area (with wildlife implications); is it to be / should it be replaced with a smaller, younger tree?

- **SDNP/17/02301/LIS** – external alterations at Wyke Barn, New Barn Lane. No objection but comments to include loss of symmetry on this elevation of the listed building and about potential light spillage from glazing in door. Suggested that the new door should be half-glazed to try to retain current appearance as far as possible and that a fully glazed door would also add to potential light pollution to the detriment of the Buriton pinch-point in the International Dark Skies Reserve.

- Appeals against refusals of planning permission (**SDNP/16/04494/FUL** and **SDNP/16/05687/LIS**) at Buriton Manor, refused by SDNPA at its meeting in January 2017. It was noted that the Planning Inspectorate will have received the Parish Council's initial comments on these applications. The question being posed was whether any further comments were merited / required? Requests had been received from other village organisations to consider a joint submission to the Planning Inspectorate instead of separate ones. It was noted that the Parish Council had made a number of extra points in its response to the subsequent applications at Buriton Manor (**SDNP/17/00554/FUL** and **SDNP/17/00595/LIS**) [which had been considered by SDNPA in April 2017] and that a number of these points may be worth drawing to the attention of the Planning Inspectorate in addition to the series of emails with the new owners of the Manor House relating to the status of offers made to purchase the main Manor Barn. A list of these extra points would be drawn up, shared with the other interested village organisations (seeking any extra comments / ideas) prior to submission to the Planning Inspectorate by the deadline of 27th June.

Cllr Concannon joined the meeting at 6.45pm. Cllr Johnston and Cllr Jones took no part in decisions relating to the appeals at Buriton Manor.

6. There were no public comments about any of the above matters, the decisions were confirmed, the date of the next meeting was provisionally arranged for 31st July (if there is any business to conduct and if not required beforehand).

The meeting closed at 7.15pm.

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed..... Dated .....

DRAFT