



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6pm on Monday 3rd July 2017 in Buriton Village Hall.

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

1. Introductions and welcome

2. Declarations of interest and apologies for absence – apologies from Cllrs Newby and Gardner. 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.

3. Minutes of last meeting, of 5 June 2017, were approved as an accurate account.

4. Update on any key current planning matters

- In connection with applications at Buriton Manor it was noted that appeals that had been lodged against refusals at SDNPA's committee meeting in January 2017 [**SDNP/16/04494/FUL** and **SDNP/16/05687/LIS**] but have since been withdrawn. Buriton Parish Council in conjunction with others had submitted a comprehensive report to the Planning Inspector. There was no changes to report in respect of a possible Judicial Review for similar applications [**SDNP/17/00554/FUL** and **SDNP/17/00595/LIS**] which had been approved by SDNPA at its meeting April.

- 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. The clerk had written to the enforcement team at EHDC and had forwarded responses to councillors. The track in Weston Lane is classed as permitted development and EHDC are unable to take further action. Councillors requested that EHDC response is sent to District Councillor Mocatta with a request for his view. The track in Kiln Lane is a temporary opening to allow for ground clearance and will be reinstated when work is complete.

- **SDNP/17/02325/HOUS** – detached oak car port at Hurstings Cottage, Sussex Road, Nursted – in progress.

- **SDNP/17/023587/TCA** – fell one Norway Spruce tree at 52 Bones Lane, Buriton. No objection.

- **SDNP/17/02301/LIS** – external alterations at Wyke Barn, New Barn Lane. Decision pending.

Updates from Cllr Jones –

- Village Design Statement consultation has closed. All comments were positive.
- There is a full meeting at SDNPA next week. The Local Plan will be discussed and a decision made, there will then be an 8 week consultation period starting in September 2017. Councillors felt that the Chairman and other Councillors should be reminded that this will include a revised housing allocation for Buriton as none of those present had attended the meeting with NPA officers in April

- Old Spot Cottage is being marketed for sale. There is a query over the use of the land behind the property. It is possible it may be marketed as a garden. Cllr O'Donoghue to check on estate agent's web site and suggest action if necessary.

5. Planning applications considered at this meeting:

- **SDNP/17/02819/LIS and SDNP/17/02818/HOUS** at The Old Rectory, High Street, Buriton, GU31 5RX - single storey extension to NE elevation of service wing, linked single storey courtyard building, external and internal alterations to house and outbuilding adjacent to kitchen. Councillors were impressed with the thorough and comprehensive detail of the application. Also with the applicants willingness to make alterations after the pre application stage. It was agreed that **NO OBJECTIONS** would be raised subject to satisfactory ecological consideration. Councillors had some concerns regarding the roof lights and urge planning officers to consider the International Dark Skies Reserve status, and ensure that the glazing in the roof lights is appropriate dark glazing with a low light spill nature. Councillors also urge planning officers to consider any comments made by neighbours. The Parish Council notes that, whilst some important trees will be protected during construction work, some others are due to be removed. Could consideration be given to replacing with suitable native species after work is completed?

6. Public comments – the proposed alterations cannot be seen from the road, why is it necessary to increase the size of a house that is already large?

7. The committee's decisions on the above applications confirmed as above.

8. Date of next meeting – 31 July 2017 if required.

The meeting closed at 6.44pm.

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....M Johnston..... Dated4 September 2017.....