



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.04pm on Monday 30 October 2017 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Gardner, Cllr Jones, Cllr O'Donoghue (until 7.28pm), clerk and 1 member of public.

1 Introduction and welcome

2 Apologies for absence – None, the chairman reported that Cllr Newby, who had been a member of the planning committee had resigned from the Parish Council.

Declarations 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. Cllr Jones also reported a possible interest in item 8 – South Downs Local Plan. If settlement boundary policies are discussed he would leave the room. The chairman reported a possible interest as some of the land is opposite her home. All councillors reported that they know some of the applicants of tonight's applications, although they did not have pecuniary interests.

3 Minutes of last meeting on 25 September 2017 were approved as an accurate account and signed by chairman.

4 Update on any key current planning matters –

- **SDNP/17/04420/LDE** - The Old Rectory High Street Buriton - application approved.
- **SDNP/17/00554/FUL** – Buriton Manor – it appears that the Judicial Review will lead to this planning permission being quashed as SDNPA has decided not to defend their position.
- **War Memorial** – to note written confirmation has been received from EHDC that if there were a construction near to the war memorial, as per possible proposal, planning permission would not be required as it would be classed as permitted development.
- Correspondence from a company called WYG about the Local Plan was noted and would be reported under correspondence at the next Parish Council meeting on 27 November 2017.

5 Planning applications for consideration at this meeting:

- **SDNP/17/04412/TCA** - Karnten House Bones Lane Buriton GU31 5SE. Remove 1 x Mountain Ash. The expiry date for this notice is 3/11/17, and the Arboricultural Officer has already given a decision – Raised no objection. Councillors agreed they would have had

NO OBJECTION as this is a canker ridden tree and is to be replaced. Councillors asked the clerk to respond to the officer.

- **SDNP/17/04802/HOUS** - 7 Greenway Lane Buriton GU31 5SX. Creation of a pitched roof to replace existing flat roof over bay window and extend to form porch area over front door. Councillors agreed they have **NO OBJECTION** to this application as the development is in keeping with neighbouring properties.
- **SDNP/17/04631/HOUS and SDNP/17/04632/LIS** - 10 High Street Buriton GU31 5RX. Single storey extension to rear, replacement front door and windows. Councillors agreed that they have **NO OBJECTIONS** to these applications. They felt the development will tidy up previous works, and that the materials and styles of the front windows should match the neighbouring properties. Councillors urge the planning officer to consider any comments of neighbours and to consider the International Dark Skies Reserve status (in accordance with Buriton Village Design Statement paragraph T2).
- **SDNP/17/04598/HOUS** - Wardown House Weston The Causeway Petersfield GU31 4NP. Dormer window to East elevation. Councillors agreed they have **NO OBJECTION** to this application. Although dormer windows are not a village feature (as noted in the Buriton Village Design Statement), this one is on the east elevation and will not impact on neighbouring properties. In addition, the dwelling is some distance from the village centre. Councillors welcomed style and materials to match existing dormer windows, and the provision of roosting space for birds.
- **SDNP/17/04813/FUL** - 1 Wylids Lane Weston GU32 3NW. Single storey extension to rear of property to replace existing terrace (as amended by plans received 16/10/2017 - to show the other side (north) elevation). Councillors agreed they have **NO OBJECTION** to this application. The front of the property is on Weston Lane, and the proposed extension is on the side of the property. It is single storey, but will be raised and slightly larger than the existing terrace. It will be very important for planning officers to take note of any public comments as this property is very close to its neighbours, and very visible from the road. Councillors would request that a condition of approval should be that the timber is treated with natural colours and not painted.
- **SDNP/17/04883/FUL** - 1 - 4 Marsh Mead Glebe Road Buriton GU31 5SB. Brown double glazed UPVC Windows. Size, type and style to match existing wooden frames. Councillors have **NO OBJECTION** to this proposal.
- **SDNP/17/05107/TCA** - The Wicket Bones Lane Buriton GU31 5SE. Wild Cherry - reduce by 1/3 - 1/2 to leave finished crown height of 6m and finished crown spread (radius) of 2m. Ash - reduce by 1/3 - 1/2 to leave finished crown height of 8m and finished crown spread (radius) of 3m. Councillors noted there were no documents available on the SDNPA web site and so were unable to comment. The clerk will reply that the council will be guided by the Arboricultural Officer, due to the lack of documents and details with this application.
- **SDNP/17/05173/HOUS and SDNP/17/05174/LIS** - The Old Rectory High Street Buriton, GU31 5RX. Refurbishment of stable and coach house including external and internal alterations, enlargement of swimming pool and terrace and erection of new pool pavilion. Councillors agreed that they would **comment on the application 05173/HOUS**. This is the second or third application at this site in recent months, they would prefer one overall 'masterplan' so that overall effects can be most easily judged. However, it is good to note that pre-application consultations have taken place with Conservation Officers and with Historic England. The Parish Council would support any comments made by such experts. It is also good to note up to date ecological assessments for buildings of such an age. There seem to be a number of new glazed areas / openings in the stables and with the new pool house. This development is in a vital pinch-point in the Core Area of the South Downs International Dark Skies Reserve. If this application is permitted it will be important that all glazing should be "specially treated glass" as required by Policy T2 of the Buriton Village Design Statement. Councillors agreed to **OBJECT to application 05174/LIS**. There seem to be some fantastic, old internal fittings in the stable building. The Parish Council feels that these should be retained and an alternative arrangement of future uses designed to fit within these constraints. If any historical internal fittings and arrangements

are to be lost then a full historical (well-illustrated) report should be produced and deposited in places where it would be publicly available (e.g. the Hampshire Records Office) so that none of the history and heritage of this significant part of the South Downs National park is lost.

6 Public comments on the above applications –none.

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

8 **South Downs Local Plan consultation** – consider the council's response, see attached.....

9 **Date of next meeting: 6.00pm 27 November 2017, if required.**

Meeting ended at 7.32pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....M Johnston..... Dated12 December 2017.....



Buriton Parish Council

Clerk – Mrs Karen Crookshank, 18 Hazel Grove, Clanfield, Waterlooville, PO8 0LE

E mail - buritonparishcouncil@hotmail.co.uk Tel – 079435360654

To Planning Policy
South Downs National Park Authority

(By email)

14 November 2017

Dear Sir/Madam,

Re : South Downs Local Plan Consultation

Buriton Parish Council welcomes the opportunity to comment on this important stage of the development of the first ever Local Plan for the National Park. Comments have been submitted on line regarding policies that the Parish Council objects to. This letter includes comments regarding the policies that the Parish Council supports.

In general terms all the contents and thrust of the document are supported and welcomed but the Parish Council has a number of comments which, it is hoped, will be considered closely during the final stage of the process. These are referred to, individually, below.

- It is good to see that many of the policies appear to be sufficiently robust to conserve and enhance all the special places in England's newest National Park. The detailed wording of Policies **SD1** (Sustainable Development), **SD3** (Major Development), **SD4** (Landscape Character), **SD5** (Design), **SD6** (Safeguarding Views) and **SD7** (Tranquillity) is particularly welcome in this respect;
- Policies **SD8** (Dark Night Skies), **SD9** (Biodiversity), **SD11** (Trees, Woodland and Hedgerows), **SD12** (Historic Environment), **SD13** (Listed Buildings), **SD14** (Climate Change), **SD15** (Conservation Areas), **SD17** (Protection of the Water Environment), **SD19** (Transport and Accessibility), **SD27** (Mix of homes), **SD28** (Affordable Homes), **SD34** (Sustaining the Rural Economy), **SD39** (Agriculture and Forestry), **SD40** (Farm Diversification), **SD43** (Community Facilities) and **SD45** (Green Infrastructure) are also particularly important and welcome in rural villages in the National Park like Buriton;
- The new approach being put forward in Policy **SD28** (Affordable Homes) is particularly welcome as the affordability of housing can be a major barrier to the retention of a 'sustainable community' here in Buriton;

- The Parish Council also supports Policies **SD20** and **SD21** relating to walking, cycling, highway design and the public realm. Attractive and safe “non-motorised travel routes” and “context-sensitive street design and management” are vital in retaining the purposes and character of the National Park, particularly in places like Buriton;
- Policy **SD25** (Development Strategy) refers to settlement policy boundaries which are illustrated on the Policies Map. Buriton Parish Council strongly supports all the proposed changes to the current Settlement Policy Boundary. It is felt that the changes will help to conserve and enhance many of the important local characteristics identified in the community’s new Village Design Statement. In particular, the adjustments which are being proposed to the current boundary:
 - support the protection of the important ‘green fingers’ of open space which extend into the heart of the village (part of the recently adopted VDS)
 - help retain views into / out of / within the Conservation Area
 - help to conserve the character of land at the settlement edge and at the entrances to the settlement (also part of the adopted VDS) and
 - seek to retain valuable open spaces between some dwellings which help to tell the story of the evolution and character of the settlement pattern;
- In Policy **SD26** (Supply of Homes) Buriton Parish Council notes the provision of 10 new homes and agrees that this is the correct amount of development given landscape and other constraints;
- **Paragraphs 7.34 to 7.39** (relating to **SD27: Mix of Homes**) are very welcome as evidence from the Buriton Parish Plan revealed that there is a relative lack of smaller properties in the parish as new ones tend to be larger (4-5 bedrooms) and many homes have had additional bedrooms added over recent decades;
- In Policy **SD47** (Local Green Spaces) it is disappointing to note that a number of local spaces in the parish of Buriton that had been included in an earlier version of the draft plan (notably in the hamlet of Weston) have been removed at this stage. Nonetheless, all the Local Green Space areas in Buriton which are listed in the policy are strongly supported;
- In regard to this Policy (SD47) the Parish Council feels that the Pickle Lane site in Weston should be protected in some way. The site has very special historic significance (containing pickling tanks for hop poles, dating back to the days of the hop-growing era in the parish) as well as public access, wildlife and tranquillity benefits. The site is an attractive remnant of times gone by, a quiet step back in time and a popular place for walkers. If the National Park Authority is not willing to designate the Pickle Lane site as a Local Green Space then the Parish Council trusts that it will be protected in other ways, by another sort of designation and we would welcome contact and confirmation of this;
- With regard to Policy **SD62**, allocating land for housing in Buriton, it is important to note that this is an edge-of-village location where the current housing layout presents a relatively hard edge to the surrounding countryside. If housing is to be developed here then the opportunity must be grasped to obtain a soft, landscaped edge so as to provide an attractive approach from the west as well as an acceptable transition to the existing houses further east;
- All the requirement (a) to (f) in Policy **SD62** are supported and must be upheld;
- In addition, also in Policy **SD62**, it would be useful to add a requirement for the provision of a new footway / cycleway from the proposed site to the Greenway Lane railway bridge. This

could be provided along the northern and eastern side of Greenway Lane – but just inside the agricultural fields (which are in the same ownership as the proposed development site) so that pedestrians and cyclists could be safely segregated from the busy traffic on this main access route into / out of the village. With a significant proportion of the new houses on this site likely to be affordable homes and with the likelihood that the local bus service will be axed before the end of the plan period in 2033, Buriton Parish Council can foresee the need for more people to be able to walk or cycle safely all the way along Greenway Lane to and from the main bus service at the Greenway Lane roundabout. With cooperation from the landowner and with CIL funding it should be possible to introduce this important safety and quality of life feature which may also help to minimise extra journeys by private car. A safe and segregated pedestrian and cycle route would also be useful for visitors to this attractive village in the National Park and may help to bring more business to our local pubs. This extra stipulation would accord with Policy SD19 (Transport and Accessibility);

- The Parish Council is aware that a developer is keen to develop another site on the edge of the village (at Kiln Lane) and we attach comments made in relation to this site at earlier stages in the plan-making process (Appendix 1). In addition the updated Buriton Village Design Statement (adopted by the South Downs National Park Authority as recently as August 2017) now provides extra information about this site. It explains that: *“In periods of heavy or sustained rainfall, the hillsides and fields above and to the south of the village can become saturated and unable to hold any more water. Some houses have been flooded on a number of occasions with people forced to move out whilst drying out and repair work takes place.”* The VDS goes on to specify (in SP4) that: *“As in other spring-line villages along the bottom of the scarp slope of the downs, flooding can be a major challenge with fields around the edges of the settlement playing important roles as reservoirs and soakaways. Any new development should not exacerbate the risk, frequency, severity or relocation of flooding.”* The Local Plan should not now ignore this recent policy advice.

In addition to the above comments, we have the following comments where we feel that **wording in the Plan must be changed**:

- Buriton Parish Council notes that the wording of **Policy SD4** now omits any reference to the need for development proposals to be informed by community-led or local landscape character assessments. This had been included in the September 2015 “Preferred Options” version of the plan (then Strategic Policy SD5) and there is no clear justification for this omission. Paragraph 5.9 of the supporting text emphasises the value of local, community-led assessments but this should be stipulated in the wording of the Policy itself. It is these locally-produced landscape character assessments and Village Design Statements which will help differentiate between the main sub-areas in the local plan (Coastal Plain, Dip Slope, Western Downs, Scarp Slope, Western Weald etc);
- Policy **SD5** (Design) appears to omit all the points about privacy and amenity of existing neighbours and future occupiers that are explained in paragraph 5.33 of the supporting text. Surely there needs to be some reference to this sort of amenity in the wording of the policy itself. This omission should be corrected.
- Policy **SD5** (Design) also omits any reference to the need for development proposals to be informed by Village Design Statements (VDSs) and other similar documents. This had been included in the September 2015 “Preferred Options” version of the plan (then Strategic Policy SD6) and there is no clear justification for this omission. It is these locally-produced design guidelines which help the decision-takers understand the particular characteristics of (and differences between) villages across the National Park. In addition, local communities spend

thousands of hours of voluntary time producing VDSs and getting them adopted as Supplementary Planning Documents by the Planning Authority. This level of voluntary commitment will diminish and wane if they are not explicitly included in the Policy Wording as they will clearly not carry as much weight. This omission should be corrected.

- Policy **SD8** (Dark Night Skies) only seems to cover external lighting but light pollution can be caused by light spill through windows in the roofs of buildings and large areas of glazing. Policies in the plan should address this issue so that the dark skies are not degraded by lighting from within buildings. Paragraph 5.61 explains that “the spill of lights from large open glass windows and sky lights often present a greater source of light pollution than externally mounted lights” and so this issue should be covered by extra wording in Policy SD8.
- Also in relation to Dark Night Skies, **Paragraph 5.48** (where it refers to “E3/4 Urban”) seems to be suggesting that all the villages in the National Park have lower quality of dark night sky, primarily due to street lighting. But the village of Buriton has recently had all its street lights dimmed to low levels (in agreement with the Highway Authority) and some villages in the National Park have no street lighting at all. Buriton is in the Core Area of the International Dark Sky Reserve (ie. E0 and not E3/4). We suggest that the wording of this part of paragraph 5.48 (the final bullet point [about E3/4 Urban]) should begin with the words: “Some of the towns and villages ...”

We hope that all these comments are helpful to you and the Parish Council would be happy to provide any further help or information, as required, over the months ahead.

Yours faithfully
Karen Crookshank
Clerk to Buriton Parish Council

Appendix 1

Buriton Parish Council submission to the Local Plan (Preferred Options) consultation with regard to the potential allocation of land at Kiln Lane, Buriton.

The Parish Council has a number of important comments which it hopes will be considered very carefully during the next stages of the development of the Local Plan:

- This site has serious flooding problems: all the rain that falls on the scarp slopes of the downs immediately to the south of the site flows down the hillside, through culverts under the railway line and into these fields. At least one family in Kiln Lane has only recently moved back into their house after having to live in temporary accommodation for about six months whilst their house was repaired following flooding less than two years ago
- As well as receiving all the water from the hillsides above, these fields provide an important natural soak away for the village – preventing millions of gallons of water flowing into Kiln Lane and onwards into the village High Street. There are regular instances of flooding in the High Street but these would be much worse if these fields were built upon and did not intercept water before it reached family homes
- This is a sloping site with a sweep of green fields below the wooded scarp slope of the downs. It provides a natural backcloth to the village as this swathe of fields extends all around the west and south of the village
- This sweep of green fields on higher ground is particularly visible as you travel south from Petersfield and as you enter the village along Greenway Lane. The fields provide the village with part of its natural setting and building on any of this higher ground would be very visible and out of character
- There could also be additional problems of traffic on Kiln Lane and Greenway Lane and at the (deliberately) unmarked cross roads. It would be shame if all the recently-removed road signs and highways clutter had to be re-introduced into this part of the village as that would adversely affect the character of the village again
- Any extra traffic from new development on Kiln Lane would have road safety implications for children on the nearby Recreation Ground. At present the pedestrian exit from the Recreation Ground onto Kiln Lane is well protected by the new traffic calming feature at the south-eastern boundary of the village
- Any new houses accessing Kiln Lane beyond this point would also spoil the tranquil appearance of the narrow country lane and have to contend with the speed of traffic (including cyclists) descending the steep hill
- Traffic volumes on Greenway Lane would also be an issue as this is the main route into / out of the village and yet it maintains the feel of a rural lane. All other routes into / out of the village are not suitable for extra traffic (as demonstrated last year when works along Greenway Lane took place)
- There is believed to be some valuable wildlife on this site – including Barn Owls.

If this site were to continue to go forward as an allocation then the Parish Council would have the following additional comments:

- The development site should be limited to that shown in the draft Local Plan – and not enlarged in any way
- The capacity of the drainage system underneath Kiln Lane and all along the village High Street to the village pond must be increased to avoid any future occurrences of flooding
- Any new development on this site should favour the provision of smaller market homes (2-3 bedrooms) as well as affordable housing. Our Parish Plan revealed that there is a relative lack of smaller properties as new ones tend to be larger (4-5 bedrooms) and many homes have had additional bedrooms added over recent decades

- The design and character of any new building must be of the highest quality to complement the local character
- Careful consideration must be given to the access and frontage onto Kiln Lane – including the potential retention of existing hedgerows
- Appropriate traffic calming measures may need to be introduced – without the need for extra signage, bollards, white painted road markings or other clutter

The Parish Council asks that the SDNPA considers all the views of local residents on this policy allocation very carefully.

Letter to SDNPA dated 9 February 2017

Dear Mr Paterson

MORE INFORMATION FOR SOUTH DOWNS LOCAL PLAN

Further to previous letters from the Parish Council about this matter, there has been a recent decision in the parish with which the Parish Council feels that you should be made aware.

As some of your colleagues in the National Park Authority will know (Nigel James and Allison Thorpe), as a result of a recent Public inquiry, part of Footpath 3 in Buriton has been extinguished.

As a result, more pedestrians and ramblers are now likely to walk up and/or down Kiln Lane with its traffic and safety issues.

The Parish Council is aware that the Preferred Options version of the Local Plan contains a Housing Allocation for Kiln Lane, Buriton. The Parish Council made a number of comments about this site in an Appendix to a letter to the SDNPA Planning Policy Team dated 27 October 2015.

We would ask that you also take these increased levels of pedestrian movements along Kiln Lane (and the safety implications) into account in any decisions that you may make about this potential housing allocation.

Yours sincerely, Karen Crookshank, Clerk to Buriton Parish Council