



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm on Tuesday 12 December 2017 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Gardner, Cllr O'Donoghue and clerk.

1 Introduction and welcome

2 Apologies for absence and declarations of interest – Cllr Jones had sent his apologies for this meeting with a reminder that, as a Member of the South Downs National Park Planning Committee, he was keeping an open mind on all the issues so as not predetermine any matter which might subsequently come before the National Park's Planning Committee for decision where he would also be in receipt of further information, discussion and debate.

3 Minutes of last meeting on 30 October 2017 were approved as an accurate account and signed by chairman.

4 Update on any key current planning matters –

- **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. Application in Progress. A revised plan was submitted and the planning committee did not think this materially altered the proposal and so have recorded no change to their original comments. Applications Approved.

- **SDNP/17/04598/HOUS** - Wardown House Weston The Causeway Petersfield GU31 4NP. Dormer window to East elevation. Decision Pending

- **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. Applications Approved

- **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. Application in Progress. **NB** The clerk received a letter on behalf of the applicants asking that the planning committee consider reviewing their decision and inviting them meet on site to examine the proposal in detail. Councillors Johnston, Jones and Gardner met with the applicants on site on the 5th October. Councillors were reassured that the fittings would be kept and that there would be no loss of historical features. In fact the proposals would ensure the preservation of the building for future generations. As a consequence the following comments were sent to the planning officer *"Having met with the owner, the architect and the historical adviser to the works proposed to the garages at The Old Rectory, Buriton, on site, Councillors agreed to remove their former objection to SDNP/17/05174/LIS. When we made our previous objection we believed that the building would*

*lose some of its unique stalls and stabling. Having been reassured that this would not be the case we no longer have objections to this application. We would like to add that should any historical internal fittings and arrangements 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." .*

5 Planning applications for consideration at this meeting:

**SDNP/17/05801/HOUS.** Old Spot Cottage North Lane Buriton GU31 5RT. Detached double garage. Buriton Parish Council has considered the above application and Objects for the following reasons:

. We firstly make the comment that this is application 35 in a series of applications affecting the Buriton Manor Estate. There are outstanding issues with regard to nearby buildings which whose planning permission is likely to be quashed due to a JR currently being considered, but not contested by SDNP Planning Officers.

This application should be considered in the light of all the other possible applications as a part of a master plan.

. The recent extension to Old Spot Cottage itself was only allowed (on Appeal) because the proposal included the removal of an existing car-port. This new garage is being proposed in a new position outside the settlement boundary.

. In her decision the Inspector explicitly took account of the "improvement in terms of the proposed removal of the existing car port" and decided that "The extension and removal of the car port at Old Spot Cottage should be allowed." [APP/Y9507/W/15/3129457 in relation to SDNP/14/03321/FUL]

. The applicant's "Planning, Design and Access and Heritage Statement" of June 2014 was very clear (page 15) that the timber carport "would be demolished under these proposals and replaced with the extension to the main building."

. On page 22 of the same "Planning, Design and Access and Heritage Statement" the extension to Old Spot Cottage was justified because "Extending it in line with the existing building's principle axis minimises any impact on the setting of the listed buildings and views from the publicly accessible footpath." The new proposals run contrary to and flout this improvement

. Also on page 22 of the "Planning, Design and Access and Heritage Statement" the removal of the car port was justified on the basis that "Dedicated car parking will still be provided for the occupants of Old Spot Cottage as per the drawings submitted with this application and the landscaping in this area improved generally."

. Having obtained these aesthetic improvements only two years ago (15 December 2015) it would seem wrong to allow the adverse effects to be re-introduced

. The proposed garage would be taller, broader and more dominant than the house it is intended to serve

. The new building would be alongside a very popular Right of Way (bringing walkers down into the village from the South Downs Way etc) and they would all be faced with a large, stark wall facing them on their approach into the village

- Comparisons with any previous garage or car-port are irrelevant: it is the effects of any new development that are important
- The proposal is for development outside the Settlement Policy Boundary
- A large number of the policies in the 2017 Buriton Village Design Statement need to be taken into account in the consideration of this application, including (but not confined to) LS1, LS7, SP7, OS2, P7, B1 and B2

If EHDC are minded to give permission then the proposed new building should occupy the site of the removed car port, be lower in height and of a scale to only provide 2 car parking spaces.

**SDNP/17/05563/OUT** High Banks North Lane Buriton GU31 5RS. Outline application - One detached two story residential dwelling (with up to four bedrooms), with an accompanying double garage/car-port, using existing High Banks access. (Access and scale to be considered). Buriton Parish Council has the following comments and concerns:

- This is quite a large house on quite a small plot (an existing garden)
- In particular the visual impact of the height and footprint of the proposed building could be severe.
- A 2-storey building in this location may well be visible from a number of public places
- In particular, although the plot is (just) outside the Conservation Area, a 2-storey building would be visible from places within the Conservation Area – including from The Links (the adjacent, relatively new bungalow is visible from the Links)
- It could, therefore, be visible from the long-distance Footpath, 'Hangers Way'
- All the relevant contents of the new Village Design Statement must be taken into account at this stage
- Although the garden is inside the existing Settlement Policy Boundary, it is outside the revised Boundary in the new South Downs Local Plan. This Plan has now reached quite an advanced stage with no objections to this policy and so carries more and more weight
- The access would need to be considered very carefully as it is understood that the highway authority have been nervous in the past about allowing more traffic to enter onto North Lane via this sub-standard junction. Because of safety issues the Highway Authority should be asked to take an extra, very close, look.
- The access road is also a Public Footpath so there will be implications of safety / extra traffic
- The Parish Council asks that the comments from neighbours be given significant weight as the new dwelling would be to the rear of some, and not far from the relatively new bungalow.

With regard to the "suggested elevations":

- The proposals do not seem to have paid any regard to the new Buriton Village Design Statement and would need many adjustments before they would comply with those guidelines.

· In particular, the idea of almost all the exterior appearance being weather-boarding is not part of the local character.

· Also, there is a suggestion of rather a lot of glazing and this would need very careful attention in this 'pinch-point' location in the South Downs International Dark Skies Reserve.

The Parish Council considers that if this application progresses beyond 'outline' stage, we would want nearby residents and the community (including the Parish Council) to be consulted and to be able to comment. We would want to be confident that the 'reserved matters' are not just handled by EHDC officers on the basis that 'the principle has been agreed and so the other things are only details.

NB - Following this discussion it was ascertained that there may have been some confusion as to the precise site location, therefore it was agreed to defer submission of these comments until after a site meeting in early January

**SDNP/17/06188/PA16** BT Butser Hill Tower Butser Lane Buriton GU31 5SP. Prior Approval Telecommunications - Proposed 4G (Fourth Generation) Upgrade to existing equipment. The planning committee decided not to comment on this application.

6 Public comments on the above applications –none.

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

8 **Date of next meeting: No applications received.**

Meeting ended at 6.40 pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....M Johnston..... Dated ...15 January 2018.....