



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm on Monday 15 January 2018 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Gardner, Cllr Jones, clerk and one member of the public.

### 1 Introduction and welcome

2 Apologies for absence from Cllr O'Donoghue. 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 when it comes before the National Park's Planning Committee for decision. All members declared that although applicant(s) for matters to be discussed are known to them, they have no pecuniary interest.

3 Minutes of last meeting on 12 December 2017 were approved as an accurate account and signed by chairman.

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

- **SDNP/17/04598/HOUS** - Wardown House Weston The Causeway Petersfield GU31 4NP. Dormer window to East elevation. Approved.
- **SDNP/17/05801/HOUS - Old Spot Cottage North Lane Buriton GU31 5RT. Detached double garage.** In progress. The chairman reported that she had written to District Councillor Mocatta asking him to take note of the Parish Council's comments.
- **SDNP/17/00554/FUL & SDNP/17/00595/LIS** – Buriton Manor House. The Judicial Review in respect of conversion of Monks Walk and the Tithe Barn has succeeded in having the planning decision quashed. This application may come back to the Parish Council for comment. The chairman reported that she is seeking to clarify the correct position with the owners of the Manor House. Cllr Jones did not take part in discussion on this item.

### 5 Planning applications for consideration at this meeting:

**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). This application was reconsidered following meeting on 12 December 2017 because clarification of exact location of development was sought.

After discussion it was agreed to **OBJECT** (majority- 2 object and 1 abstain) and submit the following comments:

- 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, particularly landscape setting, settlement pattern (particularly paragraphs SP6 and SP8), open spaces and building forms and materials, (including paragraph B2G).
- . 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 Planning Authority should have regard to application SDNP/17/06322/FUL, which if permitted will add traffic to the same entrance.
- . 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.

**SDNP/17/06322/FUL** Cobwebs 43A North Lane Buriton GU31 5RS. Detached dwelling and detached garage. After discussion it was agreed to **OBJECT** (majority- 2 object and 1 abstain) and submit the following comments:

- . This is quite a large house in 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, particularly landscape setting, settlement pattern (particularly paragraphs SP6 and SP8), open spaces and building forms and materials, (including paragraph B2G).
- 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 Planning Authority should have regard to application SDNP/17/05563/OUT, which if permitted will add traffic to the same entrance.
- 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.
- 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.

**SDNP/17/06157/HOUS** - 15 Kiln Lane Buriton GU31 5SG. Granny annexe to side and rear extension. Two storey rear extension to provide enlarge family room and bedroom. Two storey side extension to front and side of property to provide granny annexe.

After discussion it was agreed to record **NEUTRAL** comments. The amount of glazing at the rear and side on both storeys of the proposal may adversely affect the prospective South Downs Dark Skies Discovery Site. Weather boarding is not a local building style (para B2G Buriton Village Design Statement 2017). The Parish Council urges the planning officer to take comments of neighbours into account. The proposal will be visible from the Village Hall Recreation Ground, a public open space. This development is in a vital pinch-point in the Core Area of the South Downs International Dark Skies Reserve, if the application is permitted specialist glass should be used to reduce light spillage.

**SDNP/17/06524/LIS & SDNP/17/06523/HOUS**- The Old Rectory High Street Buriton GU31 5RX. Listed building consent- Minor revisions to the approved scheme (SDNP/17/02818/HOUS& 17/02819/LIS) to erect a single storey extension to the northeast elevation of the service wing and

a new linked single storey courtyard building to the same wing including rebuilding part of modern wall to south of courtyard, new internal alterations including works to cellar and 1st floor landing, replacement of one front sash window and replacement of front driveway gate.

Members noted the minor changes and agreed to **SUPPORT** both applications. The details that the applicant is trying to replicate are excellent. The new gates are in keeping. Consultation with the conservation officer has been exemplary. Councillors welcomed the sensitive approach, amount of effort and the expertise that had been taken to retain the heritage of the building.

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 6.59 pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....M Johnston..... Dated .....21 May 2018.....