

THESE MINUTES ARE DRAFT UNTIL APPROVED AND AGREED AT NEXT MEETING
WHEN THEY MAY BE SUBJECT TO CHANGES



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held
at 6.00pm on Monday 21 May 2018 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Jones, Cllr O'Donoghue, Cllr Ashcroft, clerk and one member of the public.

1 Introduction and welcome

2 Apologies for absence from Cllr 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 when it comes before the National Park's Planning Committee for decision.

3 Minutes of last meeting on 15 January 2018 were approved as an accurate account and signed by chairman.

4 Update on any key current planning matters –

SDNP/17/00554/FUL and SDNP/17/00595/LIS (Manor House North Lane, GU31 5RT, proposed conversion of Tithe Barn, Monks Walk and garage building to form 5 dwellings) have been heard at the SDNP Planning Committee on the 12th April 2018 and were rejected. Recently, during the laying of water pipes to supply the properties proposed in the above applications, the ancient church yard wall was damaged. There is an ongoing investigation by the SDNPA Enforcement Officers on this item.

SDNP/17/06322/FUL (Cobwebs, 43A North Lane, GU31 5RS, detached dwelling and detached garage) has been withdrawn. A new application for outline Planning Permission is to be discussed today.

The two applications for tree work at The Old Rectory (**SDNP/18/01667/TPO and SDNP/18/01501/TCA**) have been approved by EHDC Planners.

SDNP/17/05563/OUT (High Banks) and SDNP/17/06473/FUL (Ditcham Park School) have both been approved. The planning committee noted concerns that the new nursery at Ditcham Park School had been approved without a hearing even though there

were more than 5 objections (and the Parish Council) and asked the clerk to write to District Councillor Mocatta to explain why the application was not heard by committee given the community and parish council objections.

SDNP/18/01094/LIS (21 High Street, GU31 5RX) replacement of non- condensation gas boiler flue outlet with a new condensation boiler has also been approved by EHDC Planners.

The Appeal Inspector had recently dismissed the appeal at **SDNP/17/03890/FUL** (Windy Ridge, Bones Lane, GU31 5SE).

5 Planning applications for consideration at this meeting:

SDNP/18/01900/HOUS - 38 Petersfield Road Buriton GU31 5RZ: Single storey extension, following demolition of existing conservatory. Replacement entrance porch, following demolition of existing entrance porch. **No Objection** to this application was agreed, but the committee would urge the planning officers to take note of any comments submitted by neighbours. They also felt that low light transmission glass could be considered.

SDNP/18/01060/FUL - Old Ditcham Farm Ditcham Lane Buriton GU31 5RQ : Road improvements to existing track, including resurfacing, passing places, landscaping and wildlife enhancements. The committee agreed that this application is very similar to a previous one at the site and they would submit the same comments.

Comments were **neither objecting to nor supporting** the Planning Application. Most of the effects of this application fall within the parish of Buriton and the Parish Council is aware of a number of worries of some local residents. The parish of Buriton lies in the East Hampshire District of Hampshire County Council but the highways that are the subject of this application cross the Parish, County and District boundaries into the Harting Parish of Chichester District in West Sussex. Buriton Parish Council trusts that, as the main effects of this application lie in the parish of Buriton, its comments (and those of residents and businesses in this parish) will be taken very carefully into account. The Parish Council feels that there are least 3 important issues which should be considered: · highways safety · visual effects in the countryside · effects on local businesses. In addition some objectors have raised an issue of legal rights of existing users of the existing road with the Parish Council and we would be grateful if this could be clarified as part of the decision making process.

Highways safety - Unusually for a small rural lane, these roads carry quite a lot of traffic because of children being carried to and from Ditcham Park School every day as well as farm vehicles and other traffic. At school drop-off and pick-up times some of this traffic may be travelling more swiftly than might be normal for such narrow lanes with limited visibility in places. It will be important that these tendencies are taken into account when considering the suitability of the proposed new route as well as the levels of traffic. The Parish Council notes that, whilst the alternative proposed route has a long straight section in the middle it has bends at each end near to where it joins the existing roads. In addition, the topography and vegetation can restrict visibility in places. It is noted that a number of passing places are proposed in the application. The Parish Council would wish the decision-makers to be satisfied that the new route would be safe before making any decision to grant permission.

Visual effects in the countryside - The character of the existing lanes is tranquil and attractive. The Buriton Village Design Statement (updated, approved and adopted by East Hampshire District Council in January 2017) records these particular lanes as "Attractive rural lanes with special beauty." Buriton Parish Council would not wish any roads to be widened, nor any hedgerows removed as this could spoil the rural environment for relatively small numbers of vehicles. Views from the hanger woodlands above the site may be important. The Parish Council would not wish to see any new road signs or road markings: we have made a point of removing lots of clutter elsewhere in the parish and, as the present route has few (if any) signs/markings, then it would be a retrograde step if a new route had to have out-of-character signage etc in the countryside.

Effects on local businesses - The requirements of and effects on a number of businesses must be taken into account when considering these proposals. In addition to businesses based in / around

Old Ditcham Farm itself and at Ditcham Park School (which the Parish Council assumes will be making their own views known as part of this consultation process) there are the needs of local farmers who need to use these routes. Farm machinery (and vehicles delivering supplies and equipment to Farms such as Sunwood Farm at the top of the scarp slope) are only getting bigger. Farmers have concerns about large agricultural machines meeting oncoming traffic in narrow lanes. Buriton Parish Council likes to try to support small family farming businesses in the Parish whenever it can and it will be important not to disadvantage any farms by these proposals. Perhaps if there are concerns submitted by nearby businesses, the Planning Authority could try to act as a broker to bring about a solution that is acceptable to all. Road maintenance Finally, Buriton Parish Council requires assurances that all the tracks and highways that form part of these proposals (whether in Hampshire or in West Sussex) will be maintained to the proper standards. If this may require a condition to be attached to any grant of planning permission then the Parish Council would welcome this reassurance.

SDNP/18/02290/LIS - The Old Rectory High Street Buriton GU31 5RX : Listed building consent - Structural underpinning to existing south wall of breakfast room and part of kitchen, and associated works to provide French drain, rerouting of service riser to avoid medieval fabric and glazing of well cover to pantry floor. All associated with implementation works to previously approved schemes SDNP/17/06523/HOUS & SDNP/17/06524/LIS and SDNP/17/02818/HOUS & DNP/17/02819/LIS). It was agreed that the council had **no objection** to this application and the council would be guided by advice of conservation experts.

SDNP/18/02397/OUT - Cobwebs 43A North Lane Buriton GU31 5RS: Detached dwelling. After discussion councillors agreed to **OBJECT** to this application. They considered that this is an improvement on the previous application, but they still have concerns. The site is currently screened by trees that don't belong to the applicant. The parish council would wish to see adequate landscape and screening that is within the applicants control, to protect from the Hangers Way and Links open space. The parish council has noted the Highways comments, but it is aware that the access is also a public footpath and would want to be assured that all safety matters have been taken into account. It isn't clear from the application whether the levels that are not 1.5 storeys will be 2 storeys. The council would have concerns if the building were 2 storeys as it would be visible from a number of public places. The council is pleased to see that the applicant has referred to the Village Design Statement, but still consider that the proposal is contrary to some of the guidelines, particularly those relating to settlement pattern, open spaces and landscape setting. 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 parish council considers that if this application progresses beyond 'outline' stage, it would want nearby residents and the community (including the Parish Council) to be consulted and to be able to comment. It 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/18/01827/FUL - Queen Elizabeth Country Park Gravel Hill Clanfield Waterlooville PO8 0QE: Refurbishment of Visitors centre including cladding, window and external door alteration. Demolition of 'Annex' education building. Replacement of septic tank with sewerage treatment system. Extension of existing car parks with some small areas of new car park. The committee agreed to remain **Neutral** on the application and to submit the following comments. The external view of the building will be an improvement. The parish council generally welcomes the improvement plans, but has concerns about the adequacy of the proposed car parking, including charges, number of spaces and proposed barrier control system. It is feared these could lead to increased congestion and parking in roads around the village. The Parish Council trusts that all opportunities to restrict light pollution will be grasped.

6 Public comments on the above applications – concern about demolition of an education building at Queen Elizabeth Country Park. The committee understands that there will be provision for enhanced education facilities.

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

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

Meeting ended at 6.50 pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed..... Dated

DRAFT