



Buriton Parish Council

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

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm on Monday 30 July 2018 in Buriton Village Hall.

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

Apologies received: Cllr Gardner

1 Introduction and welcome

2 Declarations of interest: Cllr Jones declared that, as a Member of the South Downs National Park Planning Committee, he wished to make it clear that any views which he expressed at this meeting are based on the information before him 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 he is 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 said that this was particularly relevant to applications SDNP/18/02405/FUL & SDNP/18/02709/LIS on this Agenda and he would take no part in that part of the meeting.

3 Minutes of last meeting on 25th June 2018 were approved as an accurate account and signed by the chairman.

4 Update on any key current planning matters –

SDNP/18/02397/OUT – Cobwebs, 43A North Lane, Buriton, GU31 5RS: Outline application for a detached new dwelling: approved.

SDNP/18/01060/FUL - Ditcham Lane, Buriton GU31 5RQ (Road improvements to existing track, including resurfacing, passing places, landscaping and wildlife enhancements): in progress.

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: in progress.

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) had been refused and a letter outlining ongoing on-site concerns had been sent: reply received from Mr Slaney.

SDNP/18/02985/HOUS: The Old Rectory, High Street, Buriton, GU31 5RX. Erection of timber framed 2-car garage and integral bike store 50 metres to southeast of house and construction of driveway: approved.

SDNP/18/02757/FUL: Dovetail Workers in Wood Mapledurham Lane, Buriton, GU32 3NJ. Single storey extension to premises to use as a dedicated area to finish cabinetwork: approved.

SDNP/18/02975/NMA: New Dwelling North West of 16 Bones Lane Buriton GU31 5SE. Installation of a 4.2kw matt black solar panel array recessed into the existing slate roof: approved.

SDNP/18/02459/CND and SDNP/18/02469/LDE: Tithe House, Greenway Lane, Buriton, GU31 5SQ. Removal of condition 10 of appeal decision APP/M1710/A/08/2067316 to allow land to be sold and a certificate of lawful use for the second barn which has yet to be built: SDNP/18/02469/LDE had been approved; SDNP/18/02459/CND is still in progress.

5 Planning applications for consideration at this meeting:

SDNP/18/02405/FUL & SDNP/18/02709/LIS: Proposed Conversion of Monks Walk and the Garage building to form 4 dwellings; Use of Tithe Barn as ancillary accommodation (to serve Buriton Manor); Associated parking and private amenity / garden space. Monks Walk, The Manor House, North Lane, Buriton, Petersfield, Hampshire, GU31 5RT.

The applications are very similar to a number of previous applications and it was agreed to object to both applications, drawing upon previous objections but also addressing a number of new issues:

1. There are a number of errors in the application which make it difficult for the Parish Council (and others) to form a full and proper view: examples include statements that the applications do not affect any trees; that the application is not close to any rights of way etc. Other members of the public may not be commenting on these latest applications because of these inaccurate details
2. More new evidence about Dark Night Skies above Buriton (including a recent Appeal Decision)
3. The old cartshed / garages building appears to be being neglected and asbestos tiles are falling into the churchyard exposing members of the public to health risks. This has been reported to the applicant by the PCC. It is likely that this building would need to be rebuilt (not converted)
4. The application is still not a masterplan, with two significant pieces of land still excluded
5. Lack of clarity about proposed 'ancillary use' for the Manor Barn: no details or plans available

A number of other concerns remain including: vehicular activity and safety through the car park; the amounts of glazing and roof lights affecting dark night skies; garden storage issues; water and sewerage issues; over-development and disregard for sensitive historic setting (including damage to churchyard wall); numbers of cars to be parked out in the open (as evidenced by 4 vehicles regularly parked at Old Spot Cottage); the cart-shed garages should be retained as garages for Monks Walk so that vehicles could park out of sight, and to provide garden storage etc; fewer well thought through houses which do not affect the church so badly may be acceptable as the Parish Council.

It was agreed that the Chairman would draft the Parish Council's objection drawing upon the above and upon previous submissions on similar planning applications.

Mr Jones took no part in these discussions but re-joined the meeting for:

SDNP/18/03168/CNDC: Variation of condition 1, 2 and 10 and removal of condition 3 of planning permission SDNP/15/02986/CW; Butser Hill Lime Works Ltd, Butser Hill, Buriton, Petersfield, Hampshire, GU31 5SP

After discussion it was agreed to object to this application for the following reasons:

1. The application to change these important Conditions was made only four months after operations at the site commenced in February 2018. This is not a long enough period of time for the community to assess the impacts of all the activity.
2. Starting every working day one hour earlier (from 7am) and giving permission to continue operations for a period of over 10 years (to December 2028) could have a range of adverse effects and should not be permitted after just a few short months of operation.
3. Conditions in the period of operation since February 2018 have not been typical and experience from a much longer period of time is surely required before any proper decision can be made.
4. In the view of the Parish Council, the existing permission (to December 2020) should continue with any amendments to Conditions only being considered at that time.
5. A number of important factors will need thorough investigation and consideration, including: highways safety for walkers and cyclists on the new link to the QE Country Park, noise, dust, air quality, ecology, effects on drainage and water systems as well as visual effects in the landscape, including from the popular Rights of Way that run along both sides of the site.
6. It is important that the industrial heritage of the site (including all the remaining kilns) is conserved and enhanced – in line with National Park purposes. Lots of information exists about these kilns and there are opportunities to provide interpretation information on the adjacent cycleway and footpaths. The Planning Authority should take steps to ensure that this is done.
7. The Council notes that the documentation accompanying the application says that “At this time there are no other changes ...” and have concerns about the words “at this time.” This suggests that further changes could be brought forward in the future in a piecemeal fashion. The Planning Authority should seek a full ‘masterplan’ before considering any applications for changes
8. A very large ‘TJ’ sign has appeared alongside the road and cycleway. A number of residents have commented about this sign (being very intrusive in the landscape in a National Park due to its size, colour and positioning) and the Parish Council questions whether this development needs authorisation?

6 Public comments on the above applications – none.

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

8 Date of next meeting: to be arranged as required

Meeting ended at 6.55 pm