

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 6.30pm on Thursday 20 December 2018 at Tithe House.**

Present: Cllr Johnston (Chair), Cllr Ashcroft, Cllr Gardner, Cllr Jones.

Apologies: none

1 Cllr Johnston welcomed everyone to the meeting.

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.

3 **Minutes of last meeting** on 26 November 2018 were approved as an accurate account and signed by the chairman.

4 Update on any key current planning matters

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

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, GU31 5RT. Formal Decision still pending; understood to be awaiting S.106 agreement and resolution of issues such as drainage. Some work had commenced in recent weeks but had been halted by Enforcement Officers until planning permission had been issued.

SDNP/18/03797/DCND Butser Hill Lime Works Ltd, Butser Hill, Buriton, GU31 5SP. Decision Pending. This application involves the potential demolition of lime kilns and it was reported that Parish Council representatives had recently met with the Hampshire Buildings Preservation Trust (and Buriton Village Association) to consider how at least some of the kilns could perhaps be retained for future enjoyment. Tim Speller, QECP Manager, had been unable to attend but was interested in the idea. Follow-up actions summarised.

SDNP/18/04318/LIS: Structural underpinning etc at the Old Rectory, High Street, Buriton. Approved.

SDNP/18/03798/CND: Application to vary conditions 19, 21 and 23 at Butser Lime Works.
Application in Progress

SDNP/18/05288/HOUS: 5 Park Barns two-storey side extension and replacement of 3 dormer windows with 2. Application in progress

SDNP/18/03611/FUL: Stanbridge Farm, GU31 5RB: Change of use from Agricultural to mixed use with Seasonal Glamping, May to September. Application in progress

SDNP/18/05541/HOUS: demolition of existing extension and construction of two-storey rear extension at 8 Kiln Lane, Buriton, GU31 5SG. Application in progress.

SDNP/18/05669/LIS: Listed Building Consent only, for internal alterations (to convert cloakroom to shower room including repositioning of internal wall and staircase; improvements to reduce damp penetration) at 46 High Street, Buriton, GU31 5RX. Application in progress.

SDNP/18/05961/TCA: crown reduction of one beech tree at 31 North Lane, Buriton, GU31 5RS. Pending.

SDNP Local Plan: Matters relating to Buriton were due to be discussed at the Examination in Midhurst on 6 December but it had not proved possible for anyone from the Parish Council's Planning Committee to attend. A letter explaining the situation had been sent to the Programme Officer.

Risk of sewage and waste water pollution

Councillors recalled that, in February 2018, the Parish Council had drawn attention to a sewage and waste water leakage which, it was feared, could potentially get worse in the light of a number of (then current) planning proposals (SDNP/18/02405/FUL). The Parish Council had reported fears about risks to human health and about effects on local watercourses and alerted local residents and the relevant authorities. At that time the problem appeared to be due to the capacity of the private sewerage system and a number of official Consultees (including Southern Water and the Drainage Authority) had registered concerns about the planning application. As planning permission had now been approved, it was agreed to write to the relevant organisations again to try to ensure that they all continue to keep a very close eye on any proposals which may be put forward to serve the new dwellings. The letter should also stress that no further work should be allowed on the site until these important matters are resolved as the community would not wish to see public health being put at risk nor pollution of local watercourses or dangers to the natural environment.

Asset of Community Value: The Village Inn

Notification had been received of the official 'notice of intention to sell' the Village Inn. With the advertisement being published in the run-up to the holiday period, the Parish Council had not yet drawn the attention of the community to this matter although it was known that at least one parishioner was canvassing others about potential interest. The deadline for responses from appropriate community interest groups (such as the Parish Council) was 2 January 2019. With the relatively short moratorium period falling across the Christmas and New Year period it was felt that the community at large had not really had a proper opportunity to consider the matter and that the Parish Council should act in their interests to preserve that opportunity. It was noted that, if the Parish Council made a request to be treated as a potential bidder at this stage, there would be no obligation to make an offer to buy or acquire any interest in the Inn. In these circumstances it was agreed (majority 3:1) that the Council should write to EHDC to ask that, at this stage, it be treated as a potential bidder but that the letter should explain that the Parish Council would consider the matter more fully at its meeting in January and that the Council may then be able to inform EHDC that it no longer wishes to be considered as a potential bidder. The letter should explain that in such circumstances the Parish Council would be unlikely to insist that the full six-month moratorium period should run its course.

5 Planning applications for consideration at this meeting:

SDNP/18/06112/FUL: Installation of Photovoltaic Panels to the roof of the Martin Pryce building (Sports Hall), Ditcham Park School, Sunwood Lane, Buriton GU31 5RN

The principle of using sustainable sources of energy such as the installation of photovoltaic panels was strongly supported but it was agreed to make comments about this particular application to ask the planners to be certain that the specific materials being considered would not cause glare or reflection of sunlight. The Sports Hall at the school, with its south-facing roof, sits in a very prominent position on top of the South Downs and inappropriate materials which could cause glare could be seen for miles.

SDNP/18/05994/HOUS and SDNP/18/05995/LIS: Part demolition of front boundary wall and rebuilding to match original design and materials with addition of a new brick pier adjacent to retained section of wall at The Old Rectory, High Street, Buriton, GU31 5RX

It was noted that the boundary wall is currently a splendid example of a local flint wall and it was, therefore, felt that it was excellent that the rebuilt wall would be identical in terms of materials and appearance. It was felt that the planners should follow the expert advice provided by conservation and listed building officers and that full regard should be paid to the arboricultural report. It was noted that the rebuild (with new brick pier) may narrow the footway slightly and the Parish Council would request that any reduction should be kept to a minimum so as not to inconvenience users, including anyone in wheelchairs. It was also agreed that the Parish Council would stress that (a) disruption to nearby residents should be kept to an absolute minimum (including the location of parking for contractors' vehicles during the works) and (b) if part of the highway where residents currently park their cars was to be unavailable during the works then suitable alternative arrangements should be made for all residents affected.

6 Public comments on the above applications – none.

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

8 Date of next meeting: Thursday 17 January 2019 (if required) at 6pm in the Village Hall (Cllr Gardner agreed to book the hall)