



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 30<sup>th</sup> September 2019.

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

Apologies: none.

In attendance: 1 member of the public.

1. Cllr Johnston opened the meeting.

**2. Declarations of interest:** Cllr Jones declared that as a Member of the South Downs National Park Authority, the Local Planning Authority for the area, he wished to make it clear that any views which he expressed at this meeting would be based on the information before him at this meeting and might change in the light of further information and/or debate at National Park 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 if it should come before the National Park for decision.

**3. Minutes of last meeting** on 12<sup>th</sup> August 2019 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): Application refused

**SDNP/18/03797/DCND:** Butser Hill Lime Works Ltd, Butser Hill, Buriton, GU31 5SP.  
Awaiting response to English Heritage conservation application.

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

**SDNP/19/01440/DCOND and SDNP/19/01600/DCOND:** Discharge of various conditions at Monks Walk. Application approved

**SDNP/19/01073/HOUS and SDNP/19/01704/LIS:** Replacement of uPVC windows with wooden framed windows at Dairy Cottage. Application in progress

**SDNP/19/02178/FUL:** Old School House. Replacement of defective boundary wall.  
Application approved

**SDNP/19/02141/FUL:** 19 Glebe Road. New access for off road car parking. Application in progress

**SDNP/19/03197/OHL:** New electricity pole in Weston and routing of cables underground. Decision pending

**SDNP/19/02736/HOUS:** New porch at Bottom Cottage, Gravel Hill. Application approved

**SDNP/19/02353/HOUS:** New window at the Wicket Bones Lane. Application approved

**SDNP/19/03059/CND:** Replacement of green walls and roof by cedar cladding and photo voltaic panels on a part of the roof at nursery school Ditcham Park School. Application approved

**SDNP/19/02211/DCOND:** Removal of condition 12 and reword condition 13 at Monks walk and Garages. Application approved

**SDNP/19/03367/HOUS:** Ground floor extension at Buriton House. Application approved

**SDNP/19/03569/OHL:** Overhead Lines at Downley House No objection from planning authority

**SDNP/19/03469/TCA, SDNP/19/03433/TCA and SDNP/19/03470/TCA:**  
Trees at Buriton Primary School and Buriton Pond. Applications approved

**SDNP/19/03480/FUL:** 10 Sunny Bank New Outbuilding. Application approved

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

**SDNP/19/04416/HOUS:** Nursted Lodge, Nursted Lane, Buriton – single storey extension to side following demolition of existing conservatory.

After discussion it was agreed to submit the following comments: The proposed extension is in an elevated and very visible position. It will be larger than the existing conservatory – and larger than the proposal already permitted. As this property has already had a 2-storey extension relatively recently, the Parish Council is unsure about the overall scale (sq. ft.) of extensions now allowed. The proposal is described as ‘vibrant’ design and the planners will want to have close regard to Buriton’s recently re-adopted VDS. In some ways the proposal is less sympathetic to the main dwelling than the extension permitted in 2015 which this application is intended to replace – particularly in terms of its mass and scale. The proposed use of wood could allow the building to settle more comfortably into its setting providing the wood is not treated to prevent its ‘silvering’ with age. To this end we would not want to see a painted or varnished finish.

## **6. Public comments on the above application**

There were none.

## **7. Discharge of Conditions at Monks Walk, Buriton Manor.**

After discussion it was agreed to write to SDNPA with a number of comments and queries about this matter, including the following:

- Checking that all Conditions will still apply to any work undertaken on the Cart-shed Garages including the installation of low transmittance glass
- Seeking details of the management plan for all the areas of open space, boundary treatments and landscaping etc so that BPC can understand the management responsibilities
- Pointing out the unsatisfactory and unfair outcome of the bin collection location: SDNPA appears to be putting the onus back on BPC whilst admitting that the presence of the bins will have visual impacts on the Conservation Area and the setting of nearby Listed Buildings. It was felt that residents are likely to feel that the SDNPA has ducked a difficult issue, leaving the Parish Council to take the blame for the blight in this very sensitive setting. It was noted that with bin collection day being every Friday, there is now a very real prospect that the front of the church will be cluttered by bins when weddings and other important events are taking place
- Also on this matter it was noted that “the ability of future occupants to use the land as a collection point will be subject to a private agreement being reached with Buriton Parish Council and the applicant is encouraged to work with the Parish Council to come to an agreement in regard to the use of the land and to ensure that future occupants of the site

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remain aware of the need for taking out and putting away bins in a timely manner.” In the weeks that have passed since this Decision Letter was issued (in August), the Parish Council has not heard anything from the applicant – and the Council has no way of contacting him (no contact details). This should be pointed out to SDNPA, their advice sought about how progress can be made and to ask SDNPA to draw the applicant’s attention to the matter

- Asking about the management plan and signed letter of undertaking regarding repairs to the foul water system, within six months, which no-one has seen: from what date does the six month period commence, can the Parish Council have copies and what happens if the new dwellings are sold before repairs are undertaken?
- Asking if every pane of glass in each of the large barn doors on Monks Walk have had the low-transmittance ‘sticky film’ attached (as well as all the roof-lights)
- Also asking a number of questions about external lighting and about the archaeological survey.

**8. The Committee’s decisions on the above matters**

As above.

**9. Date of next meeting: 22 October at 6pm in Buriton Village Hall**

Meeting finished at 6.45pm

DRAFT