



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall (Upper Hall) at 6.30pm on Tuesday 3rd March 2020.

Present: Cllr Edgeworth, Cllr Jones, Cllr Marriott.

Apologies: Cllr Ashcroft, Cllr Johnston.

1. Cllr Jones 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 the last meeting of 8th January 2020 were approved as an accurate record.

4. Update on current planning matters

SDNP/18/03797/DCND: Butser Hill Lime Works Ltd, Butser Hill, Buriton, GU31 5SP.
Ongoing correspondence between SDNPA and English Heritage.

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 Case Withdrawn

SDNP/19/03197/OHL: New electricity pole in Weston and routing of cables underground. No Objection

SDNP/19/05288/HOUS – Grantchester House, Bones Lane: Hipped roof over front dormer.
Application Approved

SDNP/19/05506/CND – 7 Heatherfield: Variation of Condition 4 of SDNP/18/06437/HOUS to allow substitution of Plan PDC/18/09/178/03 with PDC/18/09/178/03 Rev A (changes to windows and doors). Application Approved

SDNP/19/05816/FUL & SDNP/19/05817/LIS – Manor Lodge, North Lane: removal of rotten windows and frames to SWW elevation. Applications Approved

SDNP/19/06144/TCA – Karnten House, Bones Lane – Remove 18 leylandii trees and replace with a mixed hedge. No Objection

In addition a response has been received from the EHDC enforcement officer (Sue Wakefield) with regard to the new driveway at 'Chatsworth' in Bones Lane. In particular she commented on a discrepancy in the plans but is requesting an answer from the agent for the works: "You ask regarding any changes that have been made. From what I can see on application 15/02164 Proposed Landscape and Mitigation Planting plan No: 463 – A03 states Driveway and parking to be permeable surface such as brick paviors. On application 16/06272 plan No: 463-A03 Rev B it states the driveway to be black top asphalt with suitable drainage discharging to soakaways."

5. Planning applications for consideration at this meeting:

SDNP/20/00276/FUL & SDNP/20/00277/LIS – *Haven Barn, Monks Walk: Change of use from agricultural to residential; alteration of existing cart lodge and stables into a single dwelling.* After discussion it was agreed to object to this new application on a range of grounds including: inadequacy of car parking arrangements (at least two spaces must be provided on-site for this proposal which is described as a 3-4 bedroomed dwelling) and there should be no reliance on using spaces in the nearby community car park for family or friends; the area identified as a garden is outside the Settlement Policy Boundary and the change from agricultural use to residential use should not be allowed (the previous application [SDNP/18/02405/FUL] had determined that the land should remain agricultural); roof lights, glazing and chimney flues (introducing large glazed area would be contrary to dark skies policies and the flues could bring a risk of damage to trees in the churchyard); drainage and sewerage (it is understood that a recent inspection by Alton Pumps may have cast doubts onto the ability of the system to cope and the Parish Council would not want any risk of Public Health issues); effects on the adjacent church and churchyard (documents with the Planning Application seemed to suggest that agreement has been reached with the church authorities but that is not the understanding of the Parish Council; there appear to be a number of very serious potential effects on the ancient Grade 2* Listed church and on Listed Tombs and trees in the churchyard [long trench, underpinning, lack of sound insulation etc]); setting, visual impacts and adverse biodiversity effects (policies in the National Park's new Local Plan require enhancements and the tests set by the County Council's ecologist do not appear to have been met); no external lighting should be permitted; there is no adequate Construction Management Plan; and, as damage would inevitably be done to the Parish Council's community car park, the Planning Authority should ensure that there is a provision for repairs to be undertaken after construction has finished rather than expect parishioners to have to pay for this. It was also noted that there had been numerous conditions attached to the previous planning permission (SDNP/18/02405/FUL) and that all these must be included if permission were to be granted as well as others raised by the concerns referred to at this meeting. Finally it was agreed that all concerns of neighbours should be given full weight by the Planning Authority (including privacy issues caused by an overlooking window) and that the best use for the building would be for it to be left as garages (and storage) for the adjacent dwellings in Monks Walk. That would be a much more satisfactory alternative with an attractive outlook if the garages continued to be used for parking for nearby dwellings (as they have done for decades) as it was felt that the latest proposals for conversion into a dwelling (which go far beyond those considered in previous years) represent a compromise too far.

6. Update on implementation of Monks Walks Conditions (SDNP/19/01440/DCOND):

it was noted that Enforcement investigations are still ongoing as a number of matters (which should have been signed off before the occupation of any of the properties) had yet to be completed.

7. Public comments on the above

There were none.

8. The Committee's decisions on the above matters

As above.

9. Date of next meeting: to be arranged as required

Meeting finished at 7.25pm

Initial

Sign & date final page