



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held on Thursday 23rd April 2020 (2.30pm).

Present: Cllr Ashcroft, Cllr Johnston, Cllr Jones, Cllr Marriott.

One member of the public.

Apologies: none.

1. Cllr Johnston opened the meeting and explained that, following Government restrictions prohibiting public meetings and gatherings (including those normally held by Parish Councils and other Local Authorities), Buriton Parish Council was adopting alternative ways of working in order to continue with business whilst upholding democratic principles and compliance with the public health guidance. Drawing upon opportunities provided in recent Regulations, this meeting was being held remotely and was allowing access by members of the public via the Zoom videoconferencing platform. Agendas had been posted on the community website and on the public noticeboard as normal and provided details of the contact phone number for anyone wishing to register an interest in joining the meeting. Cllr Johnston explained that one member of the public was joining the meeting so as to be able to comment on one of the planning applications. The Agenda had also provided a link to guidance about downloading and using Zoom.

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. Cllr Jones also declared that a number of the applicants (and neighbours who were objecting to proposals) were known to him but that he had no pecuniary interests in any items. Cllrs Ashcroft, Johnston and Marriott also declared that they knew applicants and objectors but had no pecuniary interests.

3. **Minutes of the last meeting** of 3rd March 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. It was agreed to contact Mr Scammell at SDNPA to enquire about any progress.

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. Application in Progress. It was agreed to contact the case officer to ask for details of the extra parking space now being provided: was the space identified actually large enough for two cars; was the land in the ownership of the applicant; and were the new owners of Monks Walk North (against whose dwelling the cars would be parked) aware of the revised proposals?

SDNP/20/00911/HOUS - Side extension at 9 Sumner Road. Decision Pending

SDNP/20/00974/FUL - Field access in New Barn Lane. Application in Progress

SDNP/20/00994/REM - New House at Cobwebs, North Lane. Application in Progress

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5. Planning applications for consideration at this meeting:

SDNP/20/00980/HOUS & SDNP/20/00981/LIS - Replace existing shed:Rock Cottage, Bones Lane
In discussion, Councillors identified a number of issues of concern about these applications, having regard to the Village Design Statement and to the size, scale and location of the large shed being proposed in the garden of a Listed Building in the Conservation Area where, relatively recently, a very large double-garage 'with garden store' had been constructed.

Mr Jonathan Jones was invited to speak to the meeting for up to two minutes and he summarised objections of neighbours, adding a number of extra points for the Planning Committee to consider.

Councillors decided to object to these applications for the following reasons:

- There were inaccuracies in the plans submitted which make it difficult to fully assess the impact of the proposals as the new double-garage was not shown on the plans and it was difficult to understand the proposed scale of the new shed (and its exact location) in relation to the current footprints of the new garage and the house.
- The setting is a listed building in the Conservation Area where a number of guidelines in the new Village Design Statement should be taken into account - including the fact that gaps between dwellings are particularly important aspects of the settlement pattern. The cumulative effects of these large buildings run the risk of spoiling the area, could be seen as over-development and could also set a precedent for other proposals in the Conservation Area.
- A very large garage (double garage "with garden store") had been constructed as recently as 2016-17. The Parish Council had not objected to that application as it was understood that the size of the building included room for garden storage which would obviate the need for any further garden sheds
- This proposal seems to be for a very large garden shed (160 sq ft - when many sheds are only 60 or 80 sq ft) with a height of nearly 9 feet... It is not clear why it needs to be so tall
- The height of the building could be reduced by the introduction of a flat roof preferably a sedum roof or equivalent green solution. Alternatively, a new shed could instead be located on the back of the new garage which would also help mitigate the intrusion into the Conservation Area. It could be a shame to adversely affect the setting of the well-restored Listed Building or the character of the Conservation Area with another large structure
- Thought should also be given to the potential damage to the trees and hedging in the vicinity of any new, larger shed. There is already apparent damage to the hedge alongside the large new garage and it is feared that any 'overhang' from a new roof and/or damage from foundations could adversely affect this attractive, native species feature
- Although the use of the shed by the current occupants is understood, future owners of the property may not use the shed in the same way and its sheer size may result in noisy or other anti-social uses
- Whereas the garage was judged to have an adequate buffer with neighbouring properties, this new tall structure may not: comments from neighbours in the vicinity should therefore be taken into account.

Councillors agreed to suggest the potential alternative ideas (flat roof [possibly sedum] and extending the existing garage slightly) knowing that the Planning Authority cannot suggest or impose changes at this stage – but hoping that perhaps the applicants might be willing to consider amending the proposals drawing upon these ideas.

SDNP/20/01226/TPO - Reduce height of fir tree at Mille Failte, Bones Lane.

It was noted that the applicant wishes to retain the tree rather than to fell it completely but after discussion, drawing upon the expertise of the Parish Council's tree warden, it was decided to submit the following comments to the planning authority:

- This is a significant tree within the Buriton Conservation Area, both in the vicinity of Bones Lane and the wider tree-scape of the village.

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- The applicant has made reference to the recently felled Ash trees on the opposite bank and the fallen Ash on his boundary which have, in his view, left the Douglas Fir susceptible to high winds. But it was not felt that the Ash trees would necessarily have been giving much protection from the commonly prevailing winds and the loss of those Ash trees in the immediate vicinity may actually increase the importance of protecting the trees that remain.
- The condition of the Fir tree is particularly relevant to the process of making a decision and it does not appear as though any professional advice has been sought to accompany the application. The tree is sited 2 metres away from the sunken lane to the west and there are strong compensating lateral roots to the east. There are no visual signs of invasive fungal growth and the lower stem appears to be sound, both visually and acoustically. The upper canopy is of the colour and density that one would expect from a healthy Douglas Fir.
- The request to reduce this tree by a third of its height would alter the appearance of the tree for ever and is not in line with current arboricultural practice for this species. A more sympathetic approach would be to crown lift the canopy to 30 feet and remove deadwood from the remaining crown, therefore reducing the wind resistance while maintaining the grace and form of the tree. It was hoped that the applicant might prefer to reconsider this approach.

SDNP/20/00850/FUL - Change of use from agricultural Barn to dwelling for farm staff at Stanbridge Farm, Sussex Road.

After discussion it was agreed to submit the following comments to the planning authority:

- The Parish Council is keen to support agricultural activity in the parish and has no objection to the principle of this change of use
- But it would be important for the new dwelling has an agricultural occupancy condition attached
- It is particularly pleasing to see all the proposals relating to Dark Night Skies: removal of sky lights, a timed system of blinds for the new windows and small external lighting on short timers
- The Parish Council would want reassurance about any effects on bats or birds that may have been using the barn
- We would want all existing hedges and trees to remain and look for limited permitted development rights for the garden area to prevent the visual appearance of the farm being spoiled.

6. Public comments on the above

Comments were made by Mr J Jones during the appropriate part of item 5 above.

7. The Committee's decisions on the above matters

As above.

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

Meeting finished at 4.45pm