



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held on Monday 26<sup>th</sup> October 2020 (6pm).

Present: Cllr Ashcroft, Cllr Johnston, Cllr Jones.  
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 Government Regulations, this meeting was being held remotely and was allowing access by members of the public via the Zoom video-conferencing 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 no members of the public had done so.

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 10<sup>th</sup> August 2020 were approved as an accurate record.

### 4. Update on current planning matters

**SDNP/20/00994/REM** - New House at Cobwebs, North Lane. Decision pending

**SDNP/20/01535/FUL:** The extraction of 343,670 tonnes of chalk (156,214 cubic metres x 2.2 tonnes per cubic metre) and the importation of 1,149,000 tonnes (633,333 cubic metres x 1.8 tonnes per cubic metre) of clean inert waste/soils and clays and the importation of approximately 31,000 tonnes of top soil (21,000 cubic metres x 1.4 tonnes per cubic metre) with the continuation of ancillary recycling operations until 31<sup>st</sup> December 2028 at Butser Hill Lime Works, GU31 5SP. A series of questions and answers between the Parish Council and the case officer for this application have been exchanged. Our comments and concerns have subsequently been submitted and the application is in progress. The latest development, a response from the applicant to our submission, was noted and the contents of it discussed. It was agreed that a number of points require further scrutiny and another letter will be drafted to SDNPA officers.

**Monks Walk and Haven Barn:** recent developments included:

- The Clerk had sent emails to the owners of Monks Walk North, Monks Walk South and Haven Barn requesting contributions of £125pa per household towards use of Parish Council land for refuse bin collection points and drawing attention to the planning condition that requests that bins are put out and taken away in a timely manner because of the sensitive location
- It was noted that, with recent planning permission granted (SDNP/20/00276/FUL) but not yet implemented, Haven Barn may now be up for sale again by Mr Moore

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- Parishioners had reported a new hedge of non-native species at Monks Walk South which could potentially grow very tall and which did not appear to adhere to the Landscape Proposals agreed in the planning permission but Enforcement Officers felt that they could not take any action and could only leave the Parish Council to discuss the matter with the new owners to see if a more suitable beech hedge could be introduced instead
- There was no further information from BT about the completion of the phone connection to Monks Walk and Old Spot Cottage nor about a branch spur across the Parish Council's car park to connect to the church
- An exchange of emails was noted between Tim Slaney (SDNPA) and Mr Figgis (Buriton Manor) exploring the potential temporary use of the Manor Barn for community / charity uses during the Coronavirus pandemic.

**Communications masts:** It was noted that SDNPA had written to the applicants who were seeking a 17.5m high communications mast (with equipment cabinets etc) at the lay-by at the junction of Bolinge Hill Lane and The Causeway (SDNP/20/03034/PA16) stating that (a) prior approval is required and (b) that prior approval is being refused for a number of reasons. This was welcomed and the Parish Council's stance on such matters was confirmed: in addition to landscape issues, the community should push for: (i) improved reception coverage for the village/parish (not just for passengers on trains etc) and (ii) all masts should be made available to all phone company networks (current and future) to avoid increasing numbers of extra masts. Sharing this stance with local landowners could be valuable so as to try to present a 'united front' to any phone companies who might look in this area so that the community might get maximum benefits with minimum disruption.

**New matters too late for this Agenda:** it was noted that there were two new applications (SDNP/20/04252/HOUS and SDNP/20/04443/PRE) and a response to the SDNPA Parking SPD consultation for consideration during November. To be considered at a future meeting.

**5. Government Consultation on the Planning System:**

It was noted that the Government's 'White Paper' proposals to change the planning system included some relatively radical elements but also some surprising omissions. A number of ideas within the White Paper could reduce opportunities for parishioners to comment on plans for new developments and these were not to be welcomed. It was also noted that although the Government consultation provided 26 questions for respondents to address, these did not give readers the opportunity to comment on all aspects of the White Paper or its implications.

It was agreed that the Parish Council's response should, therefore, begin with a number of important points before attempting to answer all the questions.

Important points identified included: the retention of a plan-led system was to be welcomed; surprise that the White Paper seems to have been written without any real reference to climate change or to the depletion of nature in this country; a lack of clarity in the White Paper about the status of National Parks; a welcome for the emphasis on good design but disappointment that the White Paper is over-looking the crucial role that local communities can play in helping deliver the sort of 'beautiful places' that are being sought (with no references to Village Design Statements); doubts about claims in the White Paper that new proposals would give people a greater say over what gets built in their area as one of the two main opportunities for people to take part in the planning process appears to be being removed; no real details about how the Government would ensure that once planning permissions are granted they would be turned more swiftly into homes; and, although there are a number of references to affordable housing in the White Paper, there are no definitions and yet the tenure of new houses can be very important.

Other points discussed would also be incorporated into a formal response to Government with responses to the questions posed in the consultation document.

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**6. Applications for consideration at this meeting:**

**SDNP/20/03764/HOUS** – *Toads Alley, South Lane: Construction of an open sided wooden gazebo with a shingle roof on the patio to the side of the house*

Although an attractive design, making positive contributions for wildlife and subservient to Toads Alley itself, it was noted that the new structure would be in a relatively isolated position from Toads Alley (much closer to the neighbouring property, Whistlers) and the height and size of the roof could be rather intrusive and dominant when viewed from South Lane, part of the long-distance Rights of Way (Hangers Way and Shipwrights Way) as it would be immediately adjacent to the lane and would be over 1.5 metres higher than the garden wall. A total height of over 3 metres seemed excessive / unnecessary and an alternative roof structure / shape could be less intrusive. The Planning Authority should pay particular regard to any comments from neighbours and, if approved, a Condition preventing external lighting (without further permission being sought) should be included due to the sensitive location in the International Dark Skies Reserve.

**SDNP/20/03906/HOUS** – *The Old Rectory, High Street: Replacement of wattle fence and modern metal chain link fence with wrought iron railings above front boundary wall adjacent to South Lane*

This was felt to be a well-designed proposal, reconnecting the Old Rectory with St Mary’s church through the details of the ironwork. It would be more attractive than the existing fencing and more appropriate than closeboard fence panelling seen elsewhere in the parish. It was noted that the proposal refers to a Diversion of Part of South Lane but no details were available. It would be important for full access to the properties in South Lane to be maintained at all time: for residents, emergency services, refuse collection and access to the graveyard for funerals etc. Arrangements should also be made for contractors to park all their vehicles within the grounds of the Old Rectory so as not to cause inconvenience to nearby residents in the High Street or to visitors using the small community car park alongside the village pond.

**SDNP/20/04119/ADV** – *TJ Butser Quarry: Erection of a sign (1.2m x 0.7m) at entrance to Quarry*

It was noted that SDNPA had informed the applicants, in August 2018, that the large white sign should have been removed (SDNP/18/00359/ADVERT) and that an application for another sign should be made, It was also noted that the replacement sign seemed to have already been installed so this was, perhaps, a retrospective application. However, the new sign was felt to be much better and the Council would not raise any objection.

**SDNP/20/04434/TEL** – *Butser Hill Radio Station: Openreach underground duct and cable for Vodafone mobile communications.*

It was felt that there was insufficient information submitted with this application, including lack of detail on ecology and landscape issues, and the Parish Council would therefore object. It was noted that as well as being a Scheduled Ancient Monument the site is also a National Nature Reserve and a Special Area of Conservation (SAC) – a European designation. These designations highlight the sensitivity of any development applications. It was felt to be imperative that the questions raised by both Mr Grant and the County Archaeologist in their submissions should be satisfactorily answered. In addition, more detail as to the effects of putting a new duct beneath this highly visible landmark on both the ecology of the area and the resulting possibility of a scar on the hillside should be considered. The existing underground duct identified by Mr Grant should be used rather than installing a new one unless there are practical problems which cannot be overcome.

**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:** November 11<sup>th</sup> at 6pm

Meeting finished at 7.20pm

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