



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held on Monday 14th December 2020 (6pm).

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

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 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 one member of the public had done so and would be invited to speak on items as requested.

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 Johnston declared an interest in the Greenway Lane Pre-App consultation as she lived nearby.

3. **Minutes of the last meeting** of 11th November 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 31st December 2028 at Butser Hill Lime Works, GU31 5SP.* An initial series of questions and answers between the Parish Council and the case officer had been exchanged followed by a formal submission of Parish Council comments and concerns in August. A response from the applicant had been considered at the meeting of 26th October and, as a result, another letter with points requiring further scrutiny had been sent to the case officer. A reply asked if the Parish Council would like to make a formal request for the application to be heard at planning committee and this had been agreed at the meeting on 11th November and acknowledged by SDNPA. Correspondence from Tim Speller (QECP) with a plan of nearby land ownerships had recently been received. It was agreed to write to Michael Scammell's replacement at SDNPA to alert them to the Parish Council's views about retaining the old Lime Kilns.

SDNP/20/04434/TEL: Butser Hill Radio Station New duct down Butser Hill. Decision made that an application for Prior Approval (with supporting information) is required by the Local Planning Authority so that it can fully assess the siting and appearance of the proposed development.

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SDNP/20/03764/HOUS: Toads Alley South Lane Buriton Petersfield GU31 5RU Gazebo to the side of the house. Approved

SDNP/20/03906/HOUS: The Old Rectory High Street Buriton Petersfield GU31 5RX New railings along South Lane. Application in Progress

SDNP/20/04119/ADV: TJ Butser Quarry – Erection of sign at the entrance. In Progress

SDNP/20/04252/HOUS and **SDNP/20/04589/LIS:** Arbour to side of dwelling, Rock Cottage, Bones Lane, Buriton. Decision Pending

SDNP/20/04548/HOUS: Garden shed, 2 Monks Walk, North Lane, Buriton GU31 5RT. In Progress

Haven Barn: The deteriorating condition of the Haven Barn cartshed buildings (loss of roof tiles with potential damage to ancient wooden beams inside) had been noted at the meeting of 11th November and St Mary's church had contact the Conservation Officers about this matter as the building is covered by the Listed Buildings regime. As yet no action has been taken on site with the condition of the building only worsening. It was agreed that the Parish Council should contact the Conservation Officers with a copy to the owner Mr Bert Moore and the estate agents currently selling the building about the damage being done and the potential that an 'Urgent Works Notice' could be served by the Planning Authority.

SDNP/20/04443/PRE: *Pre-application consultation by SDNPA about the erection of ten residential dwellings with the associated access, parking and landscaping, on land at Greenway Lane, Buriton (site approved in South Downs Local Plan).* In Progress. A copy of a parishioner's letter to SDNPA on this matter had been received, supporting the Parish Council's stance seeking the inclusion of a pathway from the new housing to the Greenway Lane railway bridge but also asking for a pedestrian/cyclist bridge over the railway to be considered. Members of the Planning Committee had met, earlier in the day, with representatives of the developers and had reiterated all the main points from the Parish Council's Pre-App response. Other points emerging from public comments were also drawn to their attention (including flooding in rear gardens of Glebe Road, the inappropriateness of flat roofs and balconies, water supplies and parking issues). The importance of local materials was stressed and the lack of the traditional malmstone (with soft red brick quoins), flint and white painted render was noted. It was explained that timber boarding was not locally appropriate on new dwellings. Tall walls or fencing between dwellings or in the public realm would not be appropriate. Low boundary walls (brick and flint) would be appropriate but there should not be any fencing. It was hoped that all the new homes would have sustainable energy features to keep costs low for occupants and exploration of a district heating system was encouraged. It was agreed that these points raised should be put in writing both to SDNPA and to the developers. As there had not yet been much of a response from residents to the developers' on-line consultation it was also agreed to arrange for a presence on the Buriton Life Facebook site.

A member of the public expressed the following relating to this site: The village design statement group is currently preparing a few words which will endorse the parish council's response and embrace the idea of a new path running inside the hedge the length of Greenway Lane to the railway bridge, the protection of dark night skies, car parking, visual clutter, biodiversity and highways matters. The group will also be making remarks related to the National Park's Design Review Panel posted online on 24th November. There is reference to incorporating a vernacular style of traditional materials with clay tiles and some timber boarding as seen on outlying agricultural buildings around the site. These comments do not seem to fit well with guidelines within the VDS. These guidelines state that new or replacement buildings should be designed to reflect and respect nearby colours, textures, materials, shapes, styles, massing and proportions including the coursing of malmstone. This guideline also states that such development should be designed without timber cladding and furthermore there is no mention in the VDS of the prevalence of clay hung tiling. There is also a reference by the Design Review Panel to an indicative sketch which shows a number of flat roofs some of which may be a green. The VDS group will be asking for more detail on this particularly as our guidelines state that new buildings should be designed without the use of flat roofs.

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5. Matters for consideration at this meeting:

SDNP/20/04994/HOUS: *New log stores at the Old Rectory High Street*

It was noted that the Conservation Officer was happy with these proposals and agreed that there was no objection from a Parish Council perspective.

SDNP/20/04680/HOUS: *1 Monks Walk. Retrospective permission for a shed plus permission for a greenhouse.* After discussion it was agreed to submit comments to explain that this application is required because Conditions 16 and 17 of SDNP/18/02405/FUL removed normal Permitted Development Rights from all the Monks Walk properties and the garden areas are all outside the Settlement Policy Boundary for the village, recently adopted in the South Downs Local Plan. There are no objections to this proposal but it is felt that 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/20/04997/TCA: *Land adjacent to Buriton Pond. Reduce height and width of willow tree.* Buriton Parish Council has no objection to this application.

It was noted that the tree is on EHDC land and that the Parish Council's Tree Warden has no objection to this safety-related work. It was agreed that there was no Parish Council objection.

SDNP/20/05227/HOUS: *14 Petersfield Road, 2/1 storey rear extension and front porch.*

After discussion it was agreed that the Parish Council had no objection to this application but would make the following comments: (1) pleased to see that there are extensive biodiversity and ecological plans being proposed which we would like to see conditioned and enforceable should the application be approved; (2) the proposed roof light should have low transmission glass as Buriton lies in the sensitive pinch point within the International Dark Skies reserve; (3) we ask that there is no external lighting allowed within this application; and (4) comments from neighbours should be carefully considered when considering this application.

SDNP/20/05029/FUL: *Change of use of The Village Inn to a Domestic Dwelling.*

A member of the public expressed the following relating to this application: I note there has been some comment about the financial pressures that Covid and the current temporary use might be having on the applicant. However, on the other side of the coin, I recall Councillor Mocatta advising at the last parish council meeting that the applicant is currently being paid commercial bed and breakfast rates by the District Council whilst the Village Inn is being used to house the homeless. At this time of year, when normal guests might be in short supply, I would think this might be a welcome source of revenue. As far as the business is concerned, I firstly understand there are support grants available, and secondly I believe there is business compensation through insurance policies in the event of cancellation as a result of the spread of the virus. I thought you should be reminded and aware of these points when formulating your views.

Councillors had a full discussion about this proposal and noted that information and comments had been received from a number of sources including parishioners with expertise in planning law, hotel and tourism research, residents who had assembled the community bid and business plan for the Village Inn in 2016 as well as from CAMRA, the National Park Authority's 'Visitor Accommodation Review', the current tenant / business owner of The Five Bells and the former Partner Director, Shareholder and Chef Patron of the Village Inn.

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Points made at the Parish Council meeting on 30th November were also referenced and taken into account.

After discussion it was agreed that an objection should be made to this application which would focus on the following issues: (1) the importance of the Village Inn as a local community facility; (2) the importance of the Village Inn to the wider SDNP area; (3) shortcomings in the marketing exercise; (4) the asking price for the business / premises; and (5) observations about viability. It was also agreed that the submission would reiterate points made in the email of 4 December sent to SDNPA pointing out that the red-line for the application is incorrect and that adjacent land in the same ownership is not indicated with a blue line. A timeline of relevant dates since the Inn was listed as an Asset of Community Value in 2014 would be included.

6. Public comments on the above: As noted above.

7. The Committee’s decisions on the above matters: As above.

8. Date of next meeting: as / when required

Meeting finished at 7.20pm

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