



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held on Monday 1st February 2021 (6pm).

Present: Cllr Ashcroft, Cllr Johnston, Cllr Jones, Cllr Stevens.
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, on this occasion, 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. Cllr Johnston declared an interest in the Greenway Lane Pre-App consultation as she lived nearby.

3. **Minutes of the last meeting** of 14th December 2020 were approved as an accurate record.

4. Update on current planning matters

SDNP/20/00994/REM - New House at Cobwebs, North Lane. Approved

SDNP/20/04548/HOUS: Garden shed, 2 Monks Walk, GU31 5RT. Decision pending

SDNP/20/05227/HOUS: 14 Petersfield Road, rear extension and front porch. Approved

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.* Application now scheduled for consideration at SDNPA Planning Committee on 11th February and a request for a public speaking slot would be made.

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).* No further update since report to full Parish Council meeting on 25th January. It was noted that the developers had said that the path being sought by the community (along Greenway Lane from the site to the railway bridge) was not possible because the landowner had said that all the land was in farming use. Councillors had asked that Cllr Jones should contact the landowner to check about the potential new path as it was felt that it would be a great shame if this safety issue could not be included as part of this opportunity.

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Telecommunications Structure at Kiln Lane, Buriton, GU31 5SQ: A consultation letter, dated 28 January, had been received offering the Parish Council 14 days to comment before a planning application for the structures would be submitted. The letter was from the Pegasus Group Planning Consultants on behalf of EE Ltd. Letters had also been sent to local stakeholders including the Primary School and residents living near the site. Some questions and comments had been received from parishioners. Councillors referred to comments that had been submitted in relation to an earlier proposal for a Telecoms Mast which had been set out in the Winter edition of the Parish Magazine. Those two points of principle would be explored in the response to Pegasus and Cllr Jones agreed to explain them to a member of the applicant's family in case they could be encouraged to seek these greater benefits for the community:

- Asking them to provide detailed information about exactly which dwellings in the parish would benefit from receiving new mobile phone coverage (not just an illustrative circle of theoretical reach) as it appeared that most benefits may be targeted at passengers on the railway line
- Asking them to agree to share the mast with any other current or future providers, explaining that the mast should not be restricted to use by EE alone as this could result in (i) more masts in the village in the future as other providers also seek to serve the area or (ii) to the situation where users of only one network (EE) benefit.

In addition a number of other points would be asked at this stage, plus anything else received from parishioners or other members of the Parish Council in time to meet the deadline:

- Questions about any potential adverse health effects from a mast which would be relatively close to a number of houses and to the village school, playground, recreation ground and village hall
- Suggestions that the installation could act as an attraction for children wishing to try to climb it (adequacy of surrounding fencing etc)
- Questions about adverse effects on plants and wildlife in an area recently selected by the County Council as a focus to improve conditions for a range of species
- The photographs included are very selective. Request more photo-montages from popular viewpoints such as the village hall and recreation ground, from the Village Inn junction, by the church and elsewhere in the Conservation Area, Greenway Lane entering the village, Shipwrights Way and Hangers Way approaching the village etc
- Details of any lighting on the installation
- Explain that the Parish Council is aware of another site nearby which may be preferable on a number of grounds and which has been offered to the company but which does not appear to be being considered due solely to potential cost. The alternative site could be less visually intrusive and could offer better mobile phone signals in the village
- If granted, and if the applicants wanted to upgrade it from 3G/4G to 5G in the future, would further planning permission be required – or would this application be sufficient?

All such points could also be fed into a Pre-App response if the opportunity arose. Cllr Johnston declared an interest as an alternative site might be possible on land owned.

Hampshire Local Transport Plan: this had been noted at the Parish Council meeting on 25th January and delegated to the Planning Committee to consider. The questionnaire was felt to be rather generic and not really exploring the right issues. It was felt that it may be better to submit a letter and Cllr Stevens offered to produce a draft.

5. Applications for consideration at this meeting:

SDNP/20/05562/HOUS & SDNP/20/05563/LIS: *10 High Street, Buriton. Single storey extension to the rear and replacement of front door and windows.*

It was noted that this was identical to an application considered in October 2017 which had been approved by EHDC. It was agreed to make the same comments this time, with Councillors agreeing that they have no objections to these applications. It was felt that the development will tidy up previous works, and that the materials and styles of the front windows should match the neighbouring properties. Members would urge the planning officer to consider any comments of neighbours and to consider the International Dark Skies Reserve status (in accordance with Buriton Village Design Statement paragraph T2).

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SDNP/20/05702/HOUS & SDNP/20/05703/LIS: *Rock Cottage, Sussex Road, Nursted. Single storey extension to side and rear, altered roof configuration to an earlier extension and replacement windows*

After discussion, and having noted recommendations from the EHDC Conservation Officer, it was agreed to submit the following comments on these applications: the Council notes the conservation officer's comments, in particular recommendations about less glazing in the western elevation. As this development sits in the sensitive pinch point in the South Downs International Dark Skies Reserve it will be important that any roof lights will be of tinted or low transmission glass and that the proposed outside lighting should be kept to an absolute minimum with security lights on a 'short' time setting. The Council would also like to see proposals increasing the bio-diversity on the site as a part of these applications. Bat boxes, bird boxes and bee bricks are now increasingly provided as part of applications like this.

SDNP/20/05721/HOUS: *Single storey rear extension, Weston Farmhouse, Weston*

It was noted that there was no Design and Access Statement nor any other information to help explain or justify this particular style and location of an extension onto this old farmhouse. After discussion it was felt that the Council should object for the following reasons: There is no Design and Access Statement, no details of materials or any other explanations of the proposals. From the plan provided, the proposed extension appears to be out of character and scale with the main farmhouse dwelling and also appears to have an unusual roofscape. Although the proposed extension is described as being at the back of the farmhouse, the farmhouse itself is sideways to the road and therefore this unusual extension will be visible from the road. Weston lies in an important pinch point in the SDNPA International Dark Skies Reserve and as such the number of roof lights and glass panels proposed in this application are felt to be excessive. If permitted, all the roof lights and glazing should be of tinted or low transmission glass with automatic blinds on timers. No attention appears to have been given to improvements to local biodiversity which is now an important consideration in all new planning applications. Bat boxes, bird boxes and bee bricks are now increasingly provided as part of applications like this and the Parish Council would encourage this provision.

6. Public comments on the above: None.

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

8. Date of next meeting: as / when required. It was agreed that, subject to the timescales and deadlines, the Council may wish to arrange special meetings to consider any forthcoming planning applications for the new houses on Greenway Lane and / or the Kiln Lane phone mast so that members of the public could have ample opportunities to comment.

Meeting finished at 7.20pm

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