



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm on 25 October 2016 in Buriton Village Hall.

Present: Mrs Johnston (Chair)  
Mr Jones  
Ms O'Donoghue  
1 resident

- 1 Introduction and welcome
- 2 Apologies for absence: Ms Gardner, Mrs White
- 3 Declarations of interest - declaration of interest from Mr Jones: as a Member of the South Downs National Park Planning Committee I wish to make it clear that any views which I express today are based on the information before me at this meeting, and might change in the light of further information and/or debate at the National Park's Committee meetings. This is to make it clear that I am keeping an open mind on the issues and cannot therefore be found to have predetermined any matter when it comes before the National Park's Planning Committee for decision. Declaration from Ms Gardner in relation to application SDNP/16/04719/HOUS as the applicant is known to her and is a fellow member of the fund-raising group for new play equipment.

- 4 Update on any key current planning matters –

**SDNP/16/03784/TCA** – fell one yew tree. **Rock Cottage Bones Lane Buriton** Pending Decision

**SDNP/16/03538/HOUS** - Two storey extension to side, single storey extension to rear, attached garage to side following demolition of existing garage, disabled access ramp to side and rear. **North Lodge Sunwood Lane Buriton** Refused

**SDNP/16/03802/HOUS** - Two storey rear extension and replacement entrance porch. **16 Glebe Road Buriton** Application Withdrawn

**SDNP/16/04494/FUL** – conversion of **Buriton Manor Barn** into one dwelling, Monks Walk into 3 dwellings and the nearby cartshed garages into one dwelling. For discussion and decision at the meeting of the Parish Council's Planning Committee on 7 November. Noted that, at present, there did not seem to be a Listed Building application for these proposals.

- 5 Planning applications for consideration at this meeting:

**SDNP/16/04719/HOUS** - Two storey side extension plus single storey extensions to front and rear. 15 Sumner Road

Written comments had been received from Ms Gardner with which Members agreed. In discussion the following points were made:

- It would be important for the Planning Authority to pay close attention to any comments from any neighbours, including residents on Petersfield Road
- In particular it will be important to consider any comments from the neighbours attached to this property whose land will be crossed to access the building of the proposed extensions
- The views of the Housing Association should also be sought as they may have part ownership of some or all of the affected properties on Sumner Road together with a view as to whether creating a 3 bedroom property will alter the current 'low cost' status of this dwelling.

- Pleased to note that the proposals make all three of the new extensions match the existing buildings, especially the tile-hung wall that would face Petersfield Road
- This should help mitigate the fact that this wall will be very close to Petersfield Road and may 'tower' over the road
- The lack of roof lights is welcomed which means that the Dark Skies Reserve status of Buriton would not be threatened by this application.

Members had no objections to this application but agreed that comments would be submitted to the Planning Authority based on the above points.

## **6 Response to TAG Airport consultation**

Members had considered this matter which had been discussed at the Parish Council Meeting on 26 September and delegated to the Planning Committee for decision.

It was agreed to submit the following comments with a copy to Damian Hinds MP:

- It is unclear to the Parish Council as to whether residents of the parish of Buriton will be affected by the proposals
- This uncertainty is due, in large part, to the lack of information accompanying the proposals
- In particular, whilst changes in flight-paths to TAG Farnborough Airport may not affect this parish significantly, it is very unclear as to whether any consequent changes could then be made to other flights (eg. to/from Gatwick, Heathrow and other general and military air traffic): some going higher, some lower and some potentially re-routing
- Such potential changes are said to be "not within the scope of this consultation"
- The details of the consultation are disappointing: a lack of evidence, data and impacts
- This is not the full consultative exercise that would be appropriate for such a significant change to the original proposals.

## **7 Letter regarding hedge in Heatherfield**

The Committee had considered this matter earlier in the year and had resolved to write to the owner and occupiers after the passage of a period of time.

A draft letter had been circulated to Members of the Committee on 15 October and this was agreed for the Clerk to send.

## **8 Consultation about removal of BT phone box from Buriton High Street**

The Council had received notification that BT was proposing to remove the phone box from the High Street and that responses, to EHDC, were required by 3<sup>rd</sup> November.

Following discussion, Members agreed that the Clerk should send a response to EHDC based in the following points:

- The Parish Council objects strongly to this proposal because of concerns about any emergency situations in and around the High Street area where, at present, it is not possible to receive any mobile phone coverage (on any networks).
- The phone box may, therefore, represent the only way for people (including visitors who to the village) to contact the emergency services.
- In addition, the Parish Council is aware that there are still many elderly residents without access to a mobile phone. Removal of the phone box could potentially be discriminatory and could leave elderly residents isolated in their homes if / when there are problems with land-line connections.
- The Parish Council trusts that this phone box will not be removed until BT has undertaken improvements to provide reliable mobile phone coverage to the parish.

## **9 Forestry Commission consultation about Management Plans for woodlands in Queen Elizabeth Country Park, Ditcham Wood, Head Down Plantation and West Harting Down**

The Parish Council had recently learnt about this consultation with a deadline of 7 November. Members had taken the opportunity to study the on-line consultation (including maps) and, after discussion, agreed that the Clerk should submit comments based on the following points:

- the plans appear to be encouraging managed native broadleaf woodland species whilst gradually removing conifers and the Parish Council would support this trend.
- the Parish Council would stress, however, the importance of respecting and protecting any underlying archaeology – particularly in the light of findings from the recent SDNPA “Secrets of the High Woods” project.
- it was recalled that, some years ago, there had been suggestions of removing some of the plantation tree cover and returning the tops of the downs to chalk grassland – as they had been prior to the planting of the first trees in the 1930s. In principle the Parish Council would not be averse to any such proposals in any trial areas.

## **10 Issues from the Plan B consultation event on 23<sup>rd</sup> April 2016**

Members considered all the points referred to the Planning Committee and a number of other comments made by parishioners at the Plan B consultative workshop. It was noted that:

- Comments about the likelihood of the village pond and surrounding areas being spoilt by extra traffic driving through the car park (and about alternative uses for the Manor Barn) would be considered in the context of current / future planning applications at Buriton Manor and in relation to the Council’s War Memorial project. Comments about parking were also felt to be relevant here
- Comments about any new housing in Kiln Lane (and other Local Plan matters) would become clearer after the next stage of the SDNPA’s consultations had been completed when the Council would still have opportunities to react
- Allocations of Affordable Housing to people with a connection to Buriton had been improved due to changes made by EHDC (after Parish Council lobbying) in recent years
- It was agreed that it would be a shame to lose the rich variety of plants in the verges along Petersfield Road if nettles and brambles were allowed to take over. It was felt that (a) advice should be sought from Di Mitchell about the frequency and timings of cuttings and (b) ways of getting the verges cut would be explored (farmers, lengthsmen, others). Matters relating to tall fencing were being addressed in the Plan B exercise
- Issues about flooding onto roads would be dealt with as follows: (a) Greenway Lane issue to be referred to Cllr Moon because of highway safety issues; (b) Maggie would speak to respondents about the Seddens Lane area issue; (c) the Nursted Lane drain cleaning should be included in the Lengthsman’s schedule for regular attention although problems further north are likely to be caused at times of high water table for which there is probably no acceptable solution

## **11 Date of next meeting: 6.00pm 7 November 2016.**

Meeting ended at 7.15pm

M Johnston