



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm on Monday 4 September 2017 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Jones, Cllr Gardner, Cllr Newby, clerk and 8. members of public.

1 Introduction and welcome

2 Apologies for absence - Cllr O'Donoghue. Declarations of interest - from Cllr 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. Cllr Jones also declared a personal and pecuniary interest in application SDNP/17/03890/FUL Windyridge Bones Lane Buriton GU31 5SE and left the room whilst this application was being discussed by other members and the public.

3 Minutes of last meeting on 3 July 2017 were approved as an accurate account and signed by chairman.

4 Update on any key current planning matters –

- **SDNP/17/02819/LIS and SDNP/17/02818/HOUS** at The Old Rectory, High Street, Buriton, GU31 5RX – applications approved.

5 Planning applications for consideration at this meeting:

Cllr Jones left the meeting at 6.05pm

- **SDNP/17/03890/FUL** Windyridge Bones Lane Buriton GU31 5SE. Detached dwelling.

The chairman updated the meeting regarding previous two applications and comments submitted by the committee objecting to these applications. Many points were made by the committee and public present. These have been included in a full report which is attached to these minutes. The committee **OBJECT** to the application.

Cllr Jones re-joined the meeting at 6.32pm

- **SDNP/17/03807/HOUS** 1 Miscombe Cottages Sunwood Lane Buriton GU31 5RH Single storey side extension. Members did **NOT OBJECT** to this application. It is noted that there are no near neighbours, the application formalises the existing structure and improves the property's

amenity. However, Buriton Parish Council urges the planning authority to consider any public comments and the International Dark Skies Reserve status, ensuring that this application will not add to light pollution.

6 Public comments on the above applications – SDNP/17/03890/FUL - see above and attached. SDNP/17/03807/HOUS – none.

7 The committee’s decisions on the above applications – see above.

8 **Date of next meeting: 6.00pm 25 September 2017 – if required.**

Meeting ended at 6.29pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed.....M Johnston..... Dated25 September 2017.....



Buriton Parish Council

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Consideration of SDNP/17/03890/FUL: New dwelling adjacent to Windy Ridge, Bones Lane, Buriton, Petersfield, GU31 5SE

Buriton Parish Council **objects** to this application for the following reasons:

The Parish Council has previously considered two applications for a new dwelling in this location and has objected on both occasions.

Both applications were refused by EHDC, supporting the points made by the Parish Council.

This latest application fails to address any of the Parish Council's previous concerns and is actually worse in a number of respects.

In addition, with the passage of a number of months, policies in the emerging South Downs Local Plan and in the Buriton Village Design Statement are now clearer and should carry more weight.

Previously we objected to the applications for the following reasons which are still applicable now:

The new building would not enhance the character or appearance of the Conservation Area, a place where open spaces between buildings are important to the character ...

It would be on one of the highest points in the village

It would be in an elevated position resulting in a dominating impact on neighbouring properties

It will sit high above Bones Lane which is a sunken lane at this point and would therefore not protect the character or setting of the ancient sunken lane

It would affect views from important neighbouring green spaces and public footpaths (including the Hangers Way and the much-loved and important green finger which includes The Links)

We echo the concerns expressed by HCC's Countryside Service regarding the access as it would be along Footpath 16 (the Hangers Way) and is narrow and through a private area where children from adjacent properties play

The new dwelling would considerably increase traffic using the access, giving rise to concerns over safety as well as over the privacy and amenity of neighbours

The application could set a dangerous precedent for inappropriate development in gardens

It would be outside the proposed Settlement Policy Boundary for the village which the Parish Council supported

It would not have regard to important aspects of the Buriton Village Design Statement concerning the character, height and positioning of new developments in the landscape, the appropriateness of building materials, the effects of extra traffic and the impact of light pollution on the Dark Skies initiative – all of which the Parish Council supports

There would also be access and parking issues during the construction period and drainage could impact neighbouring properties in the vicinity of the Hop Kiln

Should this application be approved, normal permitted development rights should be removed in order to control any future additional development on the site...

The Parish Council in their objection stated that the proposals would be contrary to Policies HE4, HE19, T4, CP20, CP29 and CP30 as well as important aspects of the Buriton Village Design Statement.

In addition to the above, the Parish Council feels that there a number of extra reasons to object to this application:

The height of the ridge of the main roof-line is proposed to be over 6.4 metres high (compared with the adjacent Windy Ridge dwelling which is only approximately 4.5 metres high) and would sit higher than all surrounding buildings. And there is an unusual tower-like structure (providing the third bedroom) which would be over 7.2 metres high. In such an elevated position, there would be a dominating impact on neighbouring properties, adverse effects on the character and setting of the ancient sunken lane (Bones Lane) below and adverse effects on views from important neighbouring green spaces, public footpaths (including the Hangers Way) and other parts of the Conservation Area

A 3-bedroomed house is being proposed with implications for volumes of traffic etc. **Policy T4** of the Local Plan states “that development will not be permitted where it would adversely affect the amenity of users of footpaths, bridleways etc.” In addition, **Policy CP31** of the Joint Core Strategy also protects Rights of Way, particularly those that “integrate with wider networks, such as the South Downs Way and Shipwrights Way, and reflect the amenity and rural character of the area.” But access to / from this new house would require all vehicles to drive along part of the Hangers Way footpath with amenity and safety implications

The height, positioning of windows and levels of traffic will all have adverse effects on amenity for a number of nearby properties – including the existing Windy Ridge dwelling. Issues of amenity and privacy are stipulated in **Policy H5** (particularly criteria (b), (c) and (d) which should all be met) and it is clear from paragraph 5.122 of the Local Plan that these criteria have to be taken into account in any assessment as to whether planning applications meet the requirements of Policy H5.

Policy HE12 states that “proposals for development will not be permitted if they would harm the setting of a Listed Building”. There are a number of Listed Buildings immediately adjacent to this open site and so this proposal could harm the setting quite significantly – contrary to HE12

The proposed design and style of the new dwelling is completely out of character with anything in Buriton (there are no ‘arts and crafts’ buildings here and no herring-bone brickwork anywhere) and contrary to many aspects of the Village Design Statement. The size and the footprint of this proposed development exceeds that of the previous two applications which were rejected.

We cannot understand why the planning consultants seem to have ignored all the reasons previously made for rejecting a property on this site and have come back with a proposal for an even larger dwelling.

The Village Design Statement

The VDS is landscape-led (as appropriate in a National Park) and this should inform all layouts, locations and designs etc.

Existing publicly accessible views into, out of or within settlements (as well as views from local rights of way) should be retained and new developments should not intrude on the skyline when seen from key viewpoints.

Important open spaces around the edges of the village should be retained – and the VDS includes specific references to Bones Lane and the ‘green fingers’ around The Links.

Open spaces between houses in the village should be retained and the VDS states that building houses in existing gardens will not usually be supported for a number of reasons.

The character, setting and value of sunken lanes within settlements are to be protected (and the sunken parts of Bones Lane are explicitly referred to).

New buildings should not be higher than surrounding buildings; should reflect nearby styles, materials, textures and colours; should have regard to existing buildings in the parish rather than introduce designs that are not locally specific; and should include components which have regard to those already present in the vicinity. The VDS states that dormer windows are not a local feature.

These proposals conflict with so many varying aspects of the Village Design Statement (including all the above) that it is difficult to see how this development could ever be considered acceptable.

We note that EHDC Conservation and Landscape Officers both objected to both the previous applications and that you agree with their views which are also very applicable to this application. Development on this site would not conserve or enhance the Conservation Area or landscape setting

There are a number of points in the Design, Access & Planning Statement which fly in the face of national policy on the protection of national parks (particularly paragraphs 4.17 to 4.20). In particular: (a) the need to allocate housing outside the National Park has been agreed for some time between EHDC and SDNPA (reflecting relevant Defra Circulars and paragraph 14 of the NPPF); (b) trying to add extra housing inside the National Park could severely erode the integrity of the landscapes that led to the designation of the National Park in the first place; (c) a housing allocation in the village (to meet any requirement alluded to in the Statement) is included in the submitted Local Plan; and (d) there have, in any case, been a number of new homes permitted in the village in recent years (most notably via conversions at Buriton Manor) that help to provide new homes without the adverse effects of building a new dwelling in such an elevated, prominent position in the Conservation Area

Comparisons in the application to a proposal for a new dwelling elsewhere in Bones Lane (SDNP/15/02164/FUL) are inappropriate because the sites and proposals are not “similar” in any key sense. This current application is to build a new dwelling on an open space on the edge of the village in a very elevated and visible position. The other application involved a much lower, enclosed location where a solution was found to excavate the base of the building down quite severely and design a dwelling which drew upon guidance from the Village Design Statement, had its own access arrangements and did not affect Rights of Way etc.

Because of the unusual topography in Bones Lane at this point the photographic evidence given in this application is deceiving. The lane is sunken at this point and the bank rises very steeply on the 'Windy Ridge' side.

The application suggests that the proposed dwelling may suit an elderly couple and carer but, of course, the planning system cannot stipulate who would use a building or how it would be used. What is being sought here is permission for a 3-bedroomed detached house with en-suite facilities which would then presumably be offered for sale at an appropriate market price.

Should permission be granted then the construction phase would be very problematic as the access is so limited. Consideration should be given to how this might be conducted as construction vehicles should not be allowed across the public footpath where there are inherent dangers to pedestrians and damage to existing buildings would be inevitable.

We would ask that the comments submitted by neighbours and the Buriton Village Association are given proper and full consideration and would especially like to draw attention to the very comprehensive comments submitted by the Buriton Village Design Statement Group.

For all the above reasons Buriton Parish Council **Objects** to this application