

**THESE MINUTES ARE DRAFT UNTIL APPROVED AND AGREED AT NEXT MEETING
WHEN THEY MAY BE SUBJECT TO CHANGES**



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held at 6.00pm on Monday 25 June 2018 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Jones, Cllr O'Donoghue, Cllr Ashcroft; one member of the public.

Apologies received: none

1 Introduction and welcome

2 Declarations of interest: Cllr Johnston declared a pecuniary interest in two applications under Agenda Item 5 (SDNP/18/02459/CND and SDNP/18/02469/LDE) and would leave the meeting before they were considered. Cllr Jones declared that, as a Member of the South Downs National Park Planning Committee, he wished to make it clear that any views which he expressed at this meeting are based on the information before him 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 he is 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. Cllrs Jones, Ashcroft and O'Donoghue also declared a personal interest in the applications SDNP/18/02459/CND and SDNP/18/02469/LDE as they all know the applicants.

3 Minutes of last meeting on 21st May 2018 were approved as an accurate account and signed by the chairman.

4 Update on any key current planning matters –

SDNP/18/02397/OUT – Cobwebs, 43A North Lane, Buriton, GU31 5RS: Outline application for a detached new dwelling: in progress.

SDNP/17/06473/FUL (Ditcham Park School): the Clerk had written to Councillor Mocatta after this application had been granted seeking an explanation as to why the application had not been heard by committee given the objections received. Cllr Mocatta had replied and it was understood that, in future, he would always be prepared to consider 'calling in' applications if aware of the Parish Council's wishes. He had said that it was important for democracy to be seen to be taking place in public.

SDNP/18/01900/HOUS - 38 Petersfield Road, Buriton, GU31 5RZ: Single storey extension, following demolition of existing conservatory: approved.

SDNP/18/01060/FUL - Ditcham Lane, Buriton GU31 5RQ (Road improvements to existing track, including resurfacing, passing places, landscaping and wildlife enhancements): in progress.

SDNP/18/02290/LIS - The Old Rectory' High Street' Buriton GU31 5RX: Listed building consent - Structural underpinning to existing south wall of breakfast room and part of kitchen: approved.

SDNP/18/01827/FUL - Queen Elizabeth Country Park, Gravel Hill, Clanfield, Waterlooville PO8 0QE: Refurbishment of Visitors centre including cladding, window and external door alteration.

Demolition of 'Annex' education building. Replacement of septic tank with sewerage treatment system. Extension of existing car parks with some small areas of new car park: in progress.

SDNP/17/00554/FUL and SDNP/17/00595/LIS (Manor House North Lane, GU31 5RT, proposed conversion of Tithe Barn, Monks Walk and garage building to form 5 dwellings) had been refused and the Clerk had written to the planning authority about enforcement matters. It was agreed that another letter outlining ongoing concerns should be sent.

5 Planning applications for consideration at this meeting:

SDNP/18/02985/HOUS: The Old Rectory, High Street, Buriton, GU31 5RX. Erection of timber framed 2-car garage and integral bike store 50 metres to southeast of house and construction of driveway.

After discussion councillors agreed to submit the following comments: no objection to this application but would wish to stress that (1) the permeability of the new driveway would be very important so as to prevent any run-off into the nearby village pond and (2) there should be no external lighting in this sensitive part of the International Dark Skies Reserve. In addition it was noted that this was yet another application at the Old Rectory. If any future works are planned the Parish Council would prefer to consider an overall Masterplan rather than a series of piecemeal applications.

SDNP/18/02757/FUL: Dovetail Workers In Wood Mapledurham Lane, Buriton, GU32 3NJ. Single storey extension to premises to use as a dedicated area to finish cabinetwork. No objection but it would be important that there would be no increase in light pollution.

SDNP/18/02975/NMA: New Dwelling North West of 16 Bones Lane Buriton GU31 5SE. Installation of a 4.2kw matt black solar panel array recessed into the existing slate roof. It was agreed to submit the following comments: (1) the Parish Council supports, in principle, applications for renewable energy such as this; (2) in a Conservation Area all such proposals need to be sympathetic and a good, 'flush' installation would be required in this location with an appropriate colour; (3) details of the design, location and visibility of the proposed array were unclear from the documentation; (4) it would be important that there is no pruning of nearby trees which may provide screening of the new house for neighbouring properties; (5) the planning authority should pay full regard to the comments of any neighbours.

Councillor Johnston left the meeting.

SDNP/18/02459/CND and SDNP/18/02469/LDE: Tithe House, Greenway Lane, Buriton, GU31 5SQ. Removal of condition 10 of appeal decision APP/M1710/A/08/2067316 to allow land to be sold and a certificate of lawful use for the second barn which has yet to be built. Parish Councillors considered these applications together and agreed to submit the following comments in response to both applications: (1) the applicants are known to all Parish Councillors with Mrs Johnston being Chair of the Planning Committee; (2) the piece of land being considered for sale is a particularly visible and attractive swathe of countryside and the Parish Council would wish to ensure that it is only ever used for agricultural purposes; (3) the planning system should ensure that no other uses are permitted; (4) permission for a barn on this piece of land could increase the risks of some other form of development (including stables or residential use) in the future; (5) a very specific barn was permitted about ten years ago (but not yet built) which may no longer be suitable or appropriate for a new owner; (6) in the circumstances, it may be better if the permission granted about ten years ago was to fall away so that any new owner could apply, if required, for a barn to suit their specific needs; (7) any new proposal could then be judged against the current planning policies rather than those of 2006; (8) residents on Greenway Lane could be affected more than most parishioners and the planning authority should pay full regard to the comments of any neighbours. If the Planning Authority were to grant these applications then the Parish Council would wish to ensure that all the following points, referred to by the Planning Inspector in the Appeal Decision, are closely followed: (a) the barn should only be used for agricultural storage purposes; (b) details of materials,

surfaces, vehicular access arrangements, drainage, landscaping and boundary treatments will be particularly important and should be agreed with the planning authority prior to any work commencing; (c) no external lighting has been permitted and any proposals would require a new planning application now that this area is in the core of the International Dark Skies Reserve.

6 Public comments on the above applications – none.

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

8 Date of next meeting: No applications received

Meeting ended at 7.20 pm

THESE ARE AN ACCURATE ACCOUNT OF THE MINUTES OF THE MEETING

Signed..... Dated

DRAFT