

THESE MINUTES ARE DRAFT UNTIL APPROVED AND AGREED AT THE 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
Tuesday 24th September 2018 in Buriton Village Hall.

Present: Cllr Johnston (Chair), Cllr Ashcroft, Cllr Gardner, Cllr Jones, S Holden (Clerk)

1. Introduction and welcome
2. Declarations of interest: 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.
3. Minutes of last meeting on 4th September 2018 were approved as an accurate account and signed by the chairman.
4. Update on any key current planning matters –
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/18/02405/FUL & SDNP/18/02709/LIS: Proposed Conversion of Monks Walk and the Garage building to form 4 dwellings; Use of Tithe Barn as ancillary accommodation (to serve Buriton Manor); Associated parking and private amenity / garden space. Monks Walk, The Manor House, North Lane, Buriton, Petersfield, Hampshire, GU31 5RT. Application in progress

SDNP/18/03168/CNDC: Variation of condition 1, 2 and 10 and removal of condition 3 of planning permission SDNP/15/02986/CW; Butser Hill Lime Works Ltd, Butser Hill, Buriton, Petersfield, Hampshire, GU31 5SP. Application in progress.

SDNP/18/04072/TCA: Felling and crown lifting of trees at the Manor House, Buriton. Application Approved

SDNP/18/03874/HOUS: Balcony, new windows, new bifold doors and French doors; Sunwood House, Ditcham. Application in progress

SDNP/18/04149/HOUS and SDNP/18/04150/LIS: Garage conversion to habitable space; 42 High Street Buriton. Application in progress

SDNP/18/04318/LIS: Structural underpinning etc; The old Rectory High Street Buriton. Application in progress

SDNP/18/04424/FUL: Creation of Bund and French drain etc; land north of New Barn Cottage, New Barn Lane, Buriton. Application in progress

SDNP/18/04252/TCA: Fell one conifer, 28 High Street, Buriton. Application in progress

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South Downs Local Plan Examination

Further to correspondence relating to the opportunity for the Council to speak at the Examination, Cllrs asked that the Clerk replies to Chris Banks, Programme Officer, to say that we understand that the issues that we are most interested in are Matters 10 (“Issues relating to specific settlements”) and 11 (“Issues relating to individual sites”).

5. Comments on new applications considered:

SDNP/18/03798/CND: Application to vary conditions 19, 21 and 23 at Butser Lime Works

Buriton Parish Council OBJECTS to this application to change this further set of Conditions – particularly Conditions number 21 and 23 – for the following reasons:

The current conditions stipulate that “No further operations shall take place until a scheme of landscaping has been submitted to and approved by the Mineral Planning Authority ...” (Condition 21) and that “No further operations shall take place until a scheme [for the restoration of the quarries, haul roads and access(es) to amenity use] has been submitted to and approved by the Mineral Planning Authority ...” (Condition 23).

These Conditions give a large degree of certainty about the final state and appearance of the site, whereas the revised conditions which the applicants are seeking would not give any clarity or certainty for a number of years – if at all.

The proposed revision to Condition 21 would not require a scheme of landscaping for Quarry Area B to be submitted until after chalk extraction has been completed – which could be some considerable time in the future. Given that these operations are taking place in a National Park, the highest level of landscape designation in the country, it is not unreasonable to expect (and require) applicants to provide details of landscaping proposals at the outset rather than at some, potentially vague, future date.

Similarly, the proposed revision to Condition 23 would defer the provision of details of the scheme to restore the quarry, haul roads and access roads to amenity use until 18 months after the re-commencement of chalk extraction. Here again, the Parish Council can see no grounds for deferring the detailed consideration of these important matters given that the operations are now in National Park. The site owners (and other interested parties) should all be aware of all detailed commitments at the outset.

In summary, the Parish Council strongly prefers the existing “No further operations ...” wording for both Conditions 21 and 23.

In addition, the Parish Council would make the following three points:

(1) It will be important that chalk grassland is restored and that the opportunity to provide a nesting ledge for peregrine falcons, as sought by the County Council’s ecologist, is incorporated into the scheme.

(2) According to the ‘site plan’, there is some suggestion to demolish a number of historic lime kilns. However, no further details are provided. It is possible that these might be important heritage features which could be incorporated into a final amenity use (with interpretation materials etc). Very few such kilns remain anywhere in the country and these have been recognised as important features through the work of the Buriton Heritage Bank.

(3) Finally, it is noted that this is the second set of changes to existing Conditions that the new owners of the site are applying to make, and it is very unfortunate that the future of these operations (which could qualify as being ‘major development’ in a National Park) is now being considered in such a piecemeal way.

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SDNP/18/04567/HOUS. Greenhouse to side of the Old Rectory, High Street Buriton.

Buriton Parish Council has the following comments to make on this application:

We have asked for a master plan for the full works for the site. This represents yet another in the run of piecemeal changes to the overall site, which make it difficult to review. However, the Parish Council does not object to the relocation of the greenhouse.

We would like to draw attention to the increased disruption this development is causing in the village. On some days we have up to 10 vehicles in the church carpark with others on the high street and at the village hall carpark. This causes problems for the School (who pay for their village hall car parking), for neighbours, church goers and visitors. Every new application inevitably means more vehicles and disruption continuing for longer and we hope that the applicants fully understand the problems they are causing. Currently we believe that this will continue right through the winter and possibly even into spring.

SDNP/18/03695/LIS New window on East side of house and replace windows in garage. Rock Cottage, Sussex Road.

Buriton Parish Council has no objection to this application. As it is an application for a listed building we are happy to be guided by your conservation officers.

SDNP/18/04754/LIS remedial work to the structure of gable wall and roof at The Old Rectory

Buriton Parish Council has no objection to this application and understands that the major works at this site are bound to show up unforeseen problems.

However, we would like to draw attention to the increased disruption this development is causing in the village. On some days we have up to 10 vehicles in the church carpark with others on the high street and at the village hall carpark. This causes problems for the School (who pay for their village hall car parking), for neighbours, church goers and visitors. Every new application inevitably means more vehicles and disruption continuing for longer and we hope that the applicants fully understand the problems they are causing. Currently we believe that this will continue right through the winter and possibly even into spring.

6. Public comments on the above applications – none.

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

8. Date of next meeting: 29th October 2018 Village Hall 5pm

Meeting ended at 6-45pm

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