

THESE MINUTES ARE DRAFT UNTIL APPROVED AND AGREED AT NEXT MEETING



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council held at Buriton Village Hall at 5pm on Monday 29th October 2018.

Present: Cllr M Johnston (Chair), Cllr D Jones, Cllr L Ashcroft.

In attendance: S Holden (Clerk).

Buriton Village Hall as detailed below:

Clerk to BPC [Stephen Holden](#) 21/10/2018 (Rev.2)

AGENDA

1. Introduction and welcome

Cllr M Johnston welcomed the planning committee to the meeting.

2. Apologies for absence and declarations of interest

Cllr D Gardner unable to attend. A previously circulated summary of input circulated.

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.

In addition Cllr D Jones did not participate in discussions regarding SDNP/18/04008/HOUS The Old Hopkiln and left the meeting for the duration of Cllrs considerations.

3. To agree minutes of last meeting 24th September 2018 Proposed by Cllr D Jones and seconded by Cllr M Johnson.

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

These applications are expected to be heard on the 8th November.... **Parish Council will ask to speak in objection at this meeting.**

SDNP/18/03168/CNDC: Variation of condition 1, 2 and 10 and removal of condition 3 of planning permission

Application approved

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SDNP/15/02986/CW; Butser Hill Lime Works Ltd, Butser Hill, Buriton, Petersfield, Hampshire, GU31 5SP. Application in progress.

SDNP/18/03874/HOUS: Balcony, new windows, new bifold doors and French doors; Sunwood House, Ditcham. Application approved. As a consequence of this decision, due to a lack of conditions with regard to the dark night skies, a letter remarking about this was sent to Simon Jenkins and a reply received 15th October.

Copied to members of the planning committee on.

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

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 approved

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

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

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

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

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

5. Planning applications for consideration at this meeting:

SDNP/18/05288/HOUS

5 Park Barns 2 storey side extension and replacement of 3 dormer windows with 2.

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

There is a lack of information and no design statement, so it is difficult to be sure of what we are commenting on.

There does appear to be a large amount of glazing. Buriton including Ditcham lies within the SDNP International Dark Skies Reserve. We form a sensitive pinch point in the reserve and any light spillage can threaten this important status. We therefore ask that the glazing has conditions attached to use automatic blinds or low light transmitting glass to minimise any extra light in this area.

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Please take careful note of any neighbour comments that there may be.

SDNP/18/03611/FUL

Stanbridge Farm GU315RB

Change of use from Agricultural to mixed use.... Seasonal Glamping May to September.

Buriton Parish Council OBJECTS to this application.

It is difficult to comment on the majority of aspects of this proposal as the information provided is not clear and important issues are not covered.

In Particular we have the following concerns and comments:

1. Parking

The proposed parking is open to view.... This spoils the 'hidden nature' of the tents themselves by interfering with the pleasant views from the footpath running through the proposed site. Will 11 spaces be enough? Has this taken into account the 'on site supervision' and the possibility of more than one car per tent?

2. Rights of Way

Buriton Footpath 26 runs through the site. No mention of this has been made and is an important consideration in this application.

3. Environmental Health

We would like to see notice taken of potential noise issues coming from this site. It is not enough to limit amplified music after 10.00pm. There should be 'No Noise' after 10.00pm.

4. Dark night Skies

Buriton is a vital pinch point in the SDNP International Dark Skies reserve. This application will see increased levels of lighting over night in this sensitive area. Lights are needed for providing after dark access to toilets and shower blocks..... This is unacceptable to us.

5. Ecology.

There should be a proper management plan covering all aspects of ecology on this sensitive location. The site is historically known as the 'Water Meadows. This might well imply underground water sources. These details need to be understood. There will be water runoff from showers.... Where is it going? How often will 'Porta loos' be emptied? What are the traffic implications for the vehicles needed to deal with this? Most worryingly, there is talk of hot tubs. They will contain Chlorinated water. Where will they be emptied? How will this be managed? This may well be an opportunity to improve the woodland site, but with no information how will this be achieved? How will outdoor fires/ BBQs be managed?

There is no information covering these aspects. The Parish Council has no alternative other than to **Object** to this application.

SDNP/18/04008/HOUS

The Old Hopkiln GU315SE

To create a 4-meter-long corridor linking the house to the garage.

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

We are pleased to see that the light spilling from this new link building has been minimised. The building does not appear to be visible from the footpath and the design is in keeping with the existing buildings. Thus, it is working within the guidelines of the Village Design Statement.

We ask that any comments from neighbours are given due weight.

The Parish Council has **no objection**.

SDNP/18/03797/DCOND

The attention of the Parish Council has been drawn to this application and Councillors have resolved to **object** to the proposals and to ask that this current process should be stopped.

However, the Parish Council does not understand why it has not been consulted on this matter. The local community is always likely to have views on planning matters and, in this instance, may have important knowledge about the history of the site and ideas for the future.

The Parish Council's concerns about this application relate to the potential demolition of the old lime kilns.

The Parish Council has seen the submission made to you by the Buriton Village Association (dated 25th October), agrees with all the points that the Association has made and encourages you to consider all those matters very seriously.

In addition, the Parish Council makes the following points:

- Are there many (any?) kilns like this anywhere else in the National Park?
- Retaining at least parts of these kilns would give an opportunity to inform (and educate) visitors to the area about the cultural and industrial heritage of the area – linked to the underlying geology – which is something which should be important in a National Park
- The site is immediately adjacent to the Queen Elizabeth Country Park which is already a popular recreational asset. Adding interpretation about the area's cultural and industrial heritage alongside the Country Park could be a very valuable amenity opportunity as part of the future restoration and landscaping of the quarry site
- The site could be well-served by public Rights of Way as there are routes to both the west and east of the site – with connections to and from the Country Park; enabling easy access on foot and by cycle
- The Council suspects that it may be possible to save at least one of the pairs of kilns (perhaps concentrating on its façade)
- All opportunities to retain at least parts of these kilns must be fully explored through a wide range of potential options.

The Parish Council hopes that this application will be refused and that the local community can take part in discussions about the future of these important lime kilns.

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6. Public comment on the above applications

Letter from Buriton Village Association dated 25 October 2018.

Dear Planners

Potential demolition of lime kilns at Butser Chalk Quarries: SDNP/18/03797/DCOND

The Buriton Village Association has learnt that there may be a proposal to demolish some existing, historic lime kilns as part of this application (SDNP/18/03797/DCOND) – but the local community does not appear to have been consulted.

Our organisation coordinates the well-regarded Buriton Heritage Bank initiative and we have information about, and interest in, these remaining lime kilns. These structures provide a direct link to the past, with the local industries of yesteryear and with the underlying geology of the chalk downs which is at the heart of the National Park's landscapes.

Should this application go unchallenged there is a danger that the future of the kilns could be determined through a minor amendment to an existing Condition on a planning permission: it is far more important than that.

Not only do these kilns feature in the personal stories of local residents on our community website but are a significant contribution to the story of our local landscape and industry: see <http://buriton.org.uk/history/butser-lime-works-mr-chittys-story/>

The relative importance of these particular kilns has long been recognised in a number of learned surveys and studies – including those by the University of Southampton's Industrial Archaeology Unit.

It is our view that these kilns should not be demolished without a more widespread consultation and consideration of a wide range of alternative options which could preserve at least parts of the structures. If you have not already done so, we suggest you consult with experts at places like the Weald & Downland Living Museum to consider all options to ensure these valuable local assets are not lost for the future.

As an important feature of our industrial heritage they could (or parts of them could) be preserved for, and included in, the final scheme for these quarries – when the area is restored after extraction and waste disposal has been completed. Interpretation materials could be provided so that residents and visitors could learn and appreciate more of the South Downs' heritage.

We trust that this application to amend Conditions (so that these kilns can be demolished) **will be refused** and we would be happy to work with you and / or the applicants to develop better proposals for the future.

Yours faithfully,

Sarah Stevens, On behalf of the Buriton Village Association

7. The Committee's decisions on the above applications

As above.

8. Date of next meeting

Next scheduled meeting shall be at 5pm Monday 26th November at the Village Hall

Meeting finished 5-50pm

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