



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 18th March 2019.

Present: Cllr Johnston (Chair), Cllr Ashcroft, Cllr Gardner, Cllr Jones.

Apologies: none

1. Cllr Johnston welcomed everyone to the meeting.

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. 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): still 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, GU31 5RT. Application Approved. No further work allowed until conditions required to start work are met. Agreed that a letter should be sent to SDNPA noting that the Decision Letter had now been issued, expressing some concern that some irreversible damage may have been done to important archaeology in a very sensitive part of the Conservation Area (alongside the ancient church and manor) in the meantime, offering to help SDNPA 'police' the implementation and asking if Mr Scammell could now take a thorough photographic record of the cartshed garage building before any more work takes place (so that there is a public record of the current situation). The letter would also point out that parishioners believe that conversion works inside Monks Walk may have created a total of 12 bedrooms (instead of 10 permitted) and re-iterating particular concerns about (a) the requirements for all the (already now-installed) rooflights and other large glazed areas in both Monks Walk and the Cartshed Garage building to use low transmittance glass as well as automatic blinds; (b) work to satisfy the drainage and foul water conditions – including any consents required from owners of neighbouring land (including Buriton Parish Council) and (c) works to create a driveway, changes to existing boundaries, landscaping.

SDNP/18/03797/DCND Butser Hill Lime Works Ltd, Butser Hill, Buriton, GU31 5SP. Application involves the potential demolition of lime kilns which, as previously noted, the Parish Council was seeking to save for potential future enjoyment when the site is restored. Parish Council representatives have met with the Hampshire Buildings Preservation Trust (and Buriton Village Association) and subsequently with SDNPA officers. The HBPT will be following up this meeting with information for SDNPA. Application Determined... Split Decision with mutual agreement not to demolish the Kilns. Cllr Jones to check with HBPT that they are producing evidence for SDNPA.

SDNP/18/05288/HOUS: 5 Park Barn Cottages two-storey side extension and replacement of 3 dormer windows with 2. No Longer available on the website.

SDNP/18/03611/FUL: Stanbridge Farm, GU31 5RB: Change of use from Agricultural to mixed use with Seasonal Glamping, May to September. Decision pending

SDNP/18/06112/FUL: Installation of Photovoltaic Panels to the roof of Sports Hall, Ditcham Park School. Application in progress. Parish Council comments included a request that the materials being considered should not cause glare or reflection of sunlight given the prominent position of the school on top of the downs. Application Approved

SDNP/18/05994/HOUS and SDNP/18/05995/LIS: Part demolition of front boundary wall and rebuilding to match original with addition of a new brick pier, at The Old Rectory, High Street. Applications both approved.

SDNP/18/06437/HOUS: Single storey rear 'wraparound extension' and extend to the rear of garage at 7 Heatherfield, Buriton, GU31 5RY Application in progress

4. Planning applications for consideration at this meeting:

SDNP/19/00520/MPO: Variation of Supplemental deed dated 10 April 2013 relating to application EHDC 31097/043 to discontinue the keeping of a log of HGV movements at Jacobs Yard, North Lane, GU31 5RR. Agreed to object to this application and agree with the Highways Authority that access to the site is along a small country lane or alternatively through the village of Buriton. Neither route is really suitable for use by HGV vehicles and the light industrial use given to this site was only given on appeal when the requirement to log the movement of HGVs was put in place to ensure that, should there be a dispute over the number of vehicle movements, there would be a record for EHDC to inspect. The Parish Council sees no reason to stop this practice as it is scarcely onerous to count a small number of vehicles. Any inputs from residents affected by the application should also be taken into consideration.

SDNP/19/00731/LIS: minor variations to the consented refurbishment scheme at the Old Stable Block, The Old Rectory, Buriton. Agreed to submit comments, noting that the application not only seeks to remedy problems encountered on the implementation of the already granted consents, but it also appears to be increasing the number of glazed windows and roof lights in the scheme. The Parish Council is unclear as to whether these changes should require planning permission as well as the listed building permission being requested. Also noted that no reference has been made to the South Downs Local Plan which now carries increasing weight as it nears its adoption date. In particular it puts more onus on the need to protect Dark Night Skies. Although black-out blinds have been promised for the roof lights, the Parish Council would ask that low transmittance glass be used in all new glazing to prevent more light than absolutely necessary spilling out into the village high street. Neighbours have already reported suffering from at least one new, strong external light and this problem must be kept under control. Any comments from neighbours should be taken into account when considering this application.

5. The Committee's decisions on the above applications

As above.

6. Date of next meeting

Next meeting to be arranged as required.

Meeting finished 6.40pm

Initial

Sign & date final page