

THESE MINUTES ARE DRAFT UNTIL APPROVED AND AGREED AT THE NEXT MEETING

Minutes of a meeting of Buriton Parish Council Planning Committee held in the Village Hall, Buriton, at 5.15pm on Monday 22nd July 2019

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

In attendance: 1 members of the public.

1. Introduction and welcome

The Chairman welcomed everyone to the meeting.

2. Apologies for absence

There were no apologies for absence received.

3. Declarations of Interest

Declaration of interest from Cllr Jones – as a Member of the South Downs National Park Authority, the Local Planning Authority for the area, I wish to make it clear that any views which I express today are based on information before me at this meeting and might change in the light of further information and/or debate at National Park 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 if it should come before me at the National Park for decision. Cllr Jones also declared that he is also a member of the South Downs Local Access Forum: a body which advises Hampshire County Council, SDNPA and others about their decisions in relation to Rights of Way and about making improvements to public access for outdoor recreation and sustainable travel. It is purely advisory and has no decision-making powers.

4. Minutes of the last meeting

The minutes of the last meeting held within the Parish Meeting on 20th May 2019, were agreed.

5. Updates on current planning matters

The Chairman reported on the following applications:

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.

It was agreed that the following words would be sent to Stella New at SDNP planning: Buriton Parish Council has commented on this application in May 2018 and has no changes to make to those comments submitted. The Council has, however, received a copy of an analysis by the Systra Consultancy which appears to be arguing that a number of aspects of guidance contained in 'Manual for Streets' and 'HS2 Rural Road Design' should be applied in this location. The Parish Council cannot agree with the principle that any standards that are set out in either of these documents (or in any other national guidance) should always be applied to minor rural lanes in a National Park. The South Downs National Park Authority has adopted its own guidance document ('Roads in the South Downs') in conjunction with all the relevant Highway

Authorities and the Buriton Village Design Statement also contains much more 'location-specific' design principles on this topic (including, but not confined to, Design Guidelines P1 to P6). The Buriton Village Design Statement was recently re-adopted by the South Downs National Park Authority (on 11 July 2019) and these more local documents (including all the Policies in the recently adopted South Downs Local Plan) should be given much more significant weight in planning applications than national documents such as 'Manual for Streets' which are now relatively old, being written before the South Downs National Park was designated.

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 had agreed to follow up this meeting with information for SDNPA. Further progress has now been made with a letter in support of the lime kilns being sent from The Hampshire Buildings Preservation Trust as well as from Keith Falconer, Past Chairman, Association for Industrial Archaeology, being sent to Michael Scammell. Michael Scammell now has all that is needed to make the application to conserve these kilns and we await the outcome.

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/19/01440/DCOND and SDNP/19/01600/DCOND. Discharge of various conditions at Monks Walk.

We have submitted comments on these conditions to the SDNPA and written letters to various organisations including Southern Water, environmental health at EHDC and the EHDC Land Charges Department.

In the light of further postings on the application website it had been agreed that we may add further comments on the Monks Walk DCOND applications mentioned above. Further letters have been sent to SDNP planning authority voicing concerns regarding the discharge of conditions. It had been agreed that a further letter be written to Ms New at SDNPA – and this letter had been sent.

The Committee had also decided that a letter be sent to the Head of Planning at SDNPA about the application. This letter has been written and a reply received.

The Committee had also agreed that a letter be written to Marta Karpezo, Southern Water, suggesting that she meets with the developer, a parish representative and a planning officer. A useful meeting has now been held and this resulted in a letter being sent to Roger Burton at EHDC. No reply has been received to date.

SDNP/19/01073HOUS and SDNP/19/01704/LIS. Replacement of uPVC windows with wooden framed windows at Dairy Cottage. Application in progress

SDNP/19/02178/FUL – Old School House. Replacement of defective boundary wall. The wall will be slightly taller but will look the same as what is there now. The Committee had agreed that there were no objections to this application but would

request a Construction Management Plan to see the proposals for the parking of contractor vehicles and those displaced by the work, alternative route for pedestrians and minimising interruption of others of the High Street. Application still in progress.

SDNP/19/02141/FUL – 19 Glebe Road. New access for off road car parking. Highways have already given their approval to the proposals. The hedge will be removed and the access will be constructed from concrete and tarmac. There were no objections to this application but the Council had commented that the landscape was very “hard”, asking whether porous or permeable materials could be used. Application still in progress.

SDNP/19/02240/HOUS and SDNP/19/02241/LIS – Old Rectory. Minor deviations to previous planning permissions. Councillors had agreed to follow the advice of the Listed Buildings Planning Officer with regard to the internal alterations. There were no objections to the application but concerns about the inconvenience of highway users and the parking of contractor vehicles had been raised. Application now approved.

The Committee had agreed that a letter be sent to the SDNPA Planners to establish if there may be some Community Infrastructure Levy available from this development. The letter has been sent but the reply states that there are no CIL payments due.

It was noted that the new South Downs Local Plan had been fully adopted, replacing all the policies in the East Hampshire District Plan and the Joint Core Strategy - and the Buriton Village Design Statement had been swiftly re-adopted by SDNPA confirming that it is in conformity with the new Local Plan.

In response to the letter received from the Buriton Village Association concerning planning and dark skies asking if an Article 4 Direction could be implemented, the Planning Committee had decided that a letter be sent to SDNPA Planning Department to ask for this to be considered with Buriton potentially being used as a pilot area within the SDNP. The letter has been sent and a response it awaited.

6. New applications for consideration at this meeting.

SDNP/19/03197/OHL

New electricity pole in Weston and routing of cables underground.

The following was agreed:

Buriton Parish Council is pleased to see cables being routed under ground and has No Objection to this proposal. We would encourage more routing of cables under ground in our Parish!

SDNP/19/02736/HOUS

New porch at Bottom Cottage, Gravel Hill

No Objection.

SDNP/19/02353/HOUS

New window at the Wicket Bones Lane.

No Objection.

SDNP/19/03059/CND

Replacement of green walls and roof by cedar cladding and photo voltaic panels on a part of the roof at nursery school Ditcham Park School.

Buriton Parish Council still objects to the concept of a new school with its associated extra traffic. As a result it is extremely disappointing to see that the ‘green concepts’ for the building are being abandoned for no real reason. We feel that the original concept should be honoured and object to this application.

SDNP/19/02211/DCOND

Removal of condition 12 and reword condition 13 at Monks walk and Garages.

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

This represents another short cut for economic gain on behalf of the developer with risks for the future occupants of these buildings and the community at large.

Part of this development is for buildings that have never been dwellings i.e. The old cart sheds referred to as the garages. No one can know what contamination may be found, it is already established that asbestos is present in the building.

Why should it be necessary to alter these conditions? What confidence is there that any contamination discovered will be reported after the event?

There is no reason to change these conditions and we object to this application.

SDNP/19/03367/HOUS

Ground floor extension at Buriton House.

Buriton Parish Council has no objection to this application but would suggest that consideration be given to the use of low transmittance glass in the lantern roof to minimise potential light spillage in this sensitive pinch point in this Dark Skies Reserve. As this item was not posted in time for this meeting it will be ratified at the full parish council meeting on the 29th July 2019.

7. Public comments on the above applications

There were no comments from the member of the public present.

8. The Committee’s decision on the above applications.

As above

9. Date of next meeting

To be confirmed.

The meeting finished at 6.05pm.

BURITON PARISH COUNCIL

Minutes remain draft until approved and signed

Initial first pages..... Sign & date final page as “approved”.....