



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in the Seward Room, St Mary's Church, Buriton at 5pm on Tuesday 17th December 2019.

Present: Cllr Johnston (Chair), Cllr Ashcroft, Cllr Jones, Cllr Marriott.
Apologies: none.

1. Cllr Johnston opened the meeting.

2. Declarations of interest: Cllr Jones declared that as a Member of the South Downs National Park Authority, the Local Planning Authority for the area, he wished to make it clear that any views which he expressed at this meeting would be based on the information before him 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 he is keeping an open mind on the issues and cannot therefore be found to have predetermined any matter if it should come before the National Park for decision. Cllr Jones also declared that he lived near to one of the current applications (SDNP/19/05288/HOUS) but that there were no pecuniary interests.

3. Update on current planning matters

SDNP/18/03797/DCND: Butser Hill Lime Works Ltd, Butser Hill, Buriton, GU31 5SP.
Ongoing correspondence between SDNPA and English Heritage.

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/19/03197/OHL: New electricity pole in Weston and routing of cables underground. Decision pending

SDNP/19/04753/FUL: Sports Hall extension and re provision of hard play area at Ditcham Park School, Sunwood Lane, Buriton, GU31 5RN. Application approved

SDNP/19/05415/TCA: Fell cherry tree at 21 High Street, Buriton, GU31 5RX. Decision pending

Forestry activity in the Ditcham area: following comments from parishioners, the Council had asked enforcement officers to investigate engineering operations which had taken place in connection with forestry operations. EHDC's initial view was that planning permission was required but after a lengthy legal consideration within the Forestry England they have argued (and EHDC officers have accepted) that the work could be classified as permitted development because there is a legislative clause that allows statutory undertakers to make adjustments to accesses. It was decided that a letter should be sent from the Parish Council to Forestry England pointing out that changes look very bad and asking if they will agree to grade the slopes back after completion of their operations.

Parishioners had asked the Parish Council about a new tarmac driveway installed at a new property in Bones Lane, querying whether the grant of planning permission (SDNP/15/02164/FUL) specified permeable materials. It was agreed that the Clerk should query this matter with EHDC

because of the large area of tarmac on sloping ground which could lead to excessive water running down Bones Lane.

Parishioners had asked whether replacement tree planting had taken place along North Lane (Buriton Manor) following the felling of a number of trees in 2016/17 (SDNP/16/03575). It was not known whether this planting had taken place but the matter would be investigated.

4. Planning applications for consideration at this meeting:

SDNP/19/05514/TPO – The Old Rectory, High Street: To fell 27 ash trees, new trees to be planted. After discussion, during which it was acknowledged that all these infected ash trees would have to be felled, it was agreed to submit the following comments: Buriton Parish Council is pleased to note that the applicant has plans to consult on and subsequently replant trees, which we believe to be essential. The Parish Council has no objection to this application.

SDNP/19/05288/HOUS – Grantchester House, Bones Lane: Hipped roof over front dormer. After discussion, during which it was noted that a number of aspects of the proposals do not require planning permission, it was agreed to submit the following: Buriton Parish Council has no objection to this application and makes the following comments: any comments from neighbours should be given due weight by the planning authority; it is noted that the new development will be of a sympathetic design and will use matching materials; the installation of solar panels is welcomed as they are not considered to be intrusive and this is encouraged on page 17 of the recently re-adopted Buriton Village Design Statement; it is noted that the new roof lights will minimise any extra light spillage (by installing black out blinds and solar window film) as sought by section T2 (pages 12-13) of the recently re-adopted Buriton Village Design Statement.

SDNP/19/05527/HOUS – 57 North Lane: Re-position existing garage, erect a 1.8m panel fence to create a shared rear access path for No: 53, 55 & 57. After discussion it was agreed to submit the following: Buriton Parish Council has no objection to this application and makes the following comments: the application appears to bring multiple benefits and should be useful to a number of properties; any comments from neighbours should be given due weight by the planning authority; the recently re-adopted Buriton Village Design Statement stresses (in B5, page 19) that the use of timber fence panels should be avoided in visible locations but these proposals are generally well-hidden although the fence height (1.8m) may be slightly high.

SDNP/19/05506/CND – 7 Heatherfield: Variation of Condition 4 of SDNP/18/06437/HOUS to allow substitution of Plan PDC/18/09/178/03 with PDC/18/09/178/03 Rev A (changes to windows and doors). After discussion, during which it was noted that it was slightly surprising to see so many changes being sought to a permission that had only recently been granted, it was agreed to submit the following: Buriton Parish Council has no objection to the majority of the proposed changes (rear windows, soldier courses, positioning of small velux roof windows and appearance of doors) but feels that the plans do not adequately portray the large roof lights which have been fitted which appear to have large white frames and sit proud of the roof-line which is not very harmonious; the Parish Council has some concerns about the precedent that this could set for roof-lights in more visible locations elsewhere in the parish; any comments from neighbours should be given due weight by the planning authority.

Update on implementation of Monks Walks Conditions (SDNP/19/01440/DCOND): following reports that the new sewage pumping system may have broken down, a number of matters were discussed and it was agreed to write to SDNPA (cc EHDC) about the following:

- At least one of the new properties in Monks Walk was now occupied, so should all the Conditions have now been implemented to the satisfaction of SDNPA? Many were 'pre-commencement' or 'prior to occupation' conditions
- Most of the promised landscaping has yet to take place (including post & rail and knee-rail fencing, new planting etc). When is this due to happen?

Initial

Sign & date final page

- It has been reported that there has been a system failure in the new pumping arrangements for sewerage: could the adequacy of the facility be checked by Enforcement Officers as there are still a number of new properties yet to be occupied which will inevitably add to the demands placed on the system? This is a very significant matter to the community due to the proximity of watercourses including the village pond as any pollution could be very damaging
- As far as the Council is aware, the Unilateral Undertaking to repair the existing sewerage pipework under the Manor House has not yet been fulfilled. Can the SDNPA / EHDC take some action and bring pressure to bear?
- New occupants of Monks Walk are exploring alternative arrangements for refuse bin collection (seeking collection from their properties rather than from the public highway). Would this be contrary to the planning permission granted?
- An archaeological report was promised at the end of the works and the Parish Council had requested a copy so that any interesting information could be shared more widely: has this now been produced?

A reply would also be sent to the new occupants at Monks Walk about the refuse bin collection issue, referring to the history of this matter, potential safety issues, damage to the surface of the community car park and to the ancient churchyard wall and explaining that the Parish Council could not countenance any large refuse collection vehicles traversing any of the Parish Council land.

5. Public comments on the above

There were none.

6. The Committee's decisions on the above matters

As above.

7. Date of next meeting: to be arranged as required (prior to 11 January if necessary and/or on the evening of 27 January 2020)

Meeting finished at 6.15pm