



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

Minutes of an extraordinary meeting of Buriton Parish Council held via Zoom, at 7:30pm on Thursday 11th March 2021

Present: Cllr D Jones (Chair), Cllr L Ashcroft, Cllr A Bray, Cllr H Coates, Cllr T Crew, Cllr M Johnston, Cllr L Lloyd, Cllr S Stevens, Cllr T Wheeler and Mrs P Norris, Clerk.

In attendance: There were 2 members of the public in attendance.

Due to the current pandemic and Government legislation preventing public meetings, the meeting was conducted via the Zoom video-conferencing platform. The Agenda had been posted on the community website and on the public noticeboard as normal and provided details for any members of the public wishing to join the meeting. Some protocol guidance had been produced in advance as per the May 2020 meeting of the Council.

1. Apologies for absence

There were no apologies.

2. Co-option of Lee Lloyd and Tom Wheeler

It was agreed that Lee Lloyd and Tom Wheeler be co-opted as Councillors on Buriton Parish Council.

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.

Cllrs Ashcroft and Johnston declared a potential pecuniary interest in agenda item 7 and would therefore not take part in that discussion.

4. To approve minutes from BPC meeting held on 25th January 2021.

The minutes were approved as a correct record and the Chairman will sign a copy for the Council's Minutes Books. **Action:** Chairman to sign

5. Matters arising from the minutes of the meeting held on 25th January 2021.

It was agreed that the majority of matters arising from the meeting held on the 25th January 2021 be deferred to the meeting to be held on 29th March 2021. One matter was discussed:

10 new homes in Greenaway Lane – As recommended and agreed by the Planning Committee, the Chairman had contacted the landowner to discuss the provision of a footpath in the fields adjacent to Greenaway Lane to the railway bridge, to be funded by the developers of the ten new houses. A reply had been received from the landowner stating that they were not able to agree to the footpath and that they were disappointed that the Parish Council was pursuing this matter. The reply also provided clarification about the affordable housing proposals. Councillors noted that the idea of a footpath was included in the South Downs Local Plan (approved in 2019) for road safety reasons. Meetings with the developers had suggested that only two homes would be socially rented properties (with another two being shared ownership) but the landowner was now able to confirm that three are to be for rental and one other for shared ownership (or for rental if the shared

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ownership is not taken up). This was felt to be a very helpful clarification. Cllr Bray reminded Cllrs that the landowner had already agreed for the road past the farm to be a no through road so that it could be used by walkers and cyclists as a safe route into Petersfield. An alternative path on the other side of Greenway Lane was also briefly discussed although it was noted that this would involve at least three landowners. It was agreed that a reply would be sent to the landowner to state that the Parish Council are fully supportive of the principle of the development and would not want them to withdraw the proposal and that the matter will be discussed at a future meeting.

Action: Clerk.

6. Grounds Maintenance Contract

Cllr Crew had circulated three quotes for the grounds maintenance contract for Buriton Parish Council, the Chair thanked him for his work. Cllrs agreed to accept the quote received from Petersfield Town Council. **Action:** Clerk to send acceptance email to Petersfield Town Council.

Cllr Crew arranged to meet with Matt Marriott to mark out the areas which will not be mowed.

Action: Cllr Crew.

Open Forum

Parishioners raised points relating to the Telecommunications mast application in Kiln Lane.

The first raised three points:

- Concerns over the visual impact
- What future protection was there, when 6G and 7G was available would extra dishes be bolted on without the need for planning permission
- Is this the best location?

The second parishioner stated:

“I would like to say a few words on behalf of the Buriton Village Design Statement Group in respect of this application.

For Parish Councillors and others who are unfamiliar with our Village Design Statement - this was initially adopted as a formal Supplementary Planning Document by the South Downs National Park Authority in 2017 and it has been ‘re-adopted’ more recently. As you probably know our Village Design Statement followed long periods of consultation within the community and with officers of the SDNPA. Importantly, it should be noted that “disregard of its guidance could well result in refusal of planning permission”.

Our Group has now considered this application and disappointingly we have seen no reference to our Design Statement nor to any of its important guidance.

Fundamentally, we believe these proposals will challenge the principles of the VDS and our group will therefore be objecting.

To start with, we note from the documents submitted that “Siting and Appearance” are the only two matters that a local planning authority can take into consideration for applications of this nature. Whilst health grounds are of concern to many, and rightly so, these particular issues might not carry much weight when seeking refusal.

So our Group’s arguments will focus on the extensive effects these proposals will have on our landscape, our community and the appropriate guidance within our Design Statement.

We consider this application is contrary to many VDS comments and guidance about the history of our community and its landscape setting. In particular we are concerned that these planning proposals will be seen from many vantage points within and outside the village, including approach

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roads, footpaths, cycle ways etc. We are also concerned about the effects these proposals might have on the extensive views from and into the Downs from which many people and visitors derive pleasure, happiness and inspiration; we will also look at the effects these proposals will have on the rich array of wildlife where some of the hanger woodlands are of international and biological importance. And we will also comment on how they will effect the tranquil character of this entire landscape.

Leading on from this, I would like to draw your attention to the applicant’s Planning Statement, where we note they admit that their mast, antennae and dishes might be visible from as far afield as Nursted House, Nursted Farm, Weston and Coulters Dean Farm. If it’s possible it could be viewed from these locations, then it’s inevitable the mast with its associated paraphernalia will be distinctly visible from within the village, - particularly as the proposal will be within just 150 metres of the Conservation Area and the majority of the village being within a 500 metre radius. Naturally, the mast etc will be will be more obvious during the winter months when the trees are out of leaf.

As a result many photographs taken of the village will change including those in our Village Design Statement.

Also, the Parish Councillors might be aware that this site is situated within one of the important Green Corridors, which are the open spaces of countryside that extend from the surrounding countryside into the centre of the village. These are important green fingers that enhance the rural tranquility and as such are of local importance for wildlife and cultural heritage. The proposals appear to be contrary to VDS guidelines, which state that it’s important to retain these open spaces which should be protected from inappropriate development.

Also, our group challenges many of the applicants’ assertions and in particular we consider their proposals will neither conserve nor enhance our landscape and it’s cultural heritage, which they claim. Such comments are self-serving for the applicant and are inappropriate.

In conclusion, The Buriton Village Design Statement is regarded as exemplary and has been commended by the South Downs National Park on many occasions. The proposed development, if allowed, will challenge the principles of our VDS and its guidance on many levels, and in turn permission could set a precedent for other Village Design Statements with the National Park.

It is for these reasons that our Group objects to these proposals and will be recommending that this application is refused.”

7. Consideration of SDNP/21/00931/PA16: application relating to the installation of a 15m column with electronic communications antennas and transmission dishes (and related landscaping and ancillary development) at Kiln Lane Buriton.

It was noted that the Parish Council has received a number of emails from parishioners, and that all points raised would be taken into account in the discussion. Buriton Parish Council’s comments on the pre-application are on the SDNPA website on that application. It was agreed that the comments received from the Open Forum were all valuable. Cllrs stressed that they were not against improving technology but had concerns about the location of this particular mast being so close to the village. It is understood that there may be a further two applications for masts in other parts of the parish. This is part of a major project to improve coverage for the trains and that there are plans for ten masts between Liss and Rowlands Castle.

After a detailed discussion it was agreed that the Parish Council should object to this application, covering each of the following issues:

- The proposed location, siting and effects on the landscape
- Local amenity and quality of life
- Disregard of relevant planning policies and inadequacy of supporting evidence

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- Alternative site availability
- Other material considerations (including potential effects on wildlife; the lack of tangible benefits for the community with no indication of how many people would actually obtain any improvements over current circumstances; effects on the risk, frequency, severity or relocation of flooding; doubts about whether the development would really make a significant contribution to the economic sustainability of any farm).

Councillors Ashcroft and Johnston re-joined the meeting.

8. Consideration of SDNP/21/00583/TCA – prune back willow tree at Karnten House, Bones Lane, Buriton

As there is a clear pruning plan in the application Cllrs agreed to raise no objections.

9. Consideration of SDNP/21/01053/TCA – remove cluster of elder, hazel, sycamore and other at The Old Rectory, High Street, Buriton to allow alternative planting to take place.

Cllrs agreed to no objection but with requests that replacement trees should be native species, that at least 50% of them should be relatively mature trees and that the replanting to be carried out at the first opportunity in the autumn.

10. Date of next meeting

- The next meeting of Buriton Parish Council is at 7:00pm on Monday 29th March 2021 – probably via Zoom unless national advice changes.

At the conclusion of business the meeting ended at 8.20pm.

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