



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Thursday 14th October 2021.

Present: Cllr Johnston (Chair), Cllr Jones, Cllr Stevens, Cllr Wheeler.

Apologies: Cllr Ashcroft.

In attendance: 1 member of the public.

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 Johnston declared an interest in Item 7 as she lived near to the site.

3. Updates on current planning matters

SDNP/21/00956/FUL: Construction and part retention of farm track access from Horsechestnut Farm onto the Causeway (B2070), Petersfield. Application in Progress

SDNP/21/02014/FUL: 10 residential houses at Greenway lane. Application in Progress

SDNP/21/02169/CND: Substitution of plans for new dwelling at Cobwebs, North Lane. Application approved. It was noted that the planners appeared to have acted upon the Parish Council's comments about Dark Night Skies (with a Condition requiring tinted glass or light sensor operated automatic blinds for the rooflights and all glazing in the rear (north) elevation) but less so on ecology/biodiversity matters.

SDNP/21/01479/REM: Reserved matters pursuant to application SDNP/17/05563/OUT for one detached family dwelling High Banks, North Lane, Buriton, GU31 5RS. Application in Progress

SDNP/21/03220/DCOND: Discharge of Conditions 12, 13, 14, 15, 16, 17, 21, 22, 24 and 27 of Planning Approval SDNP/20/01535/FUL at Butser Hill Lime Works, Buriton, GU31 5BQ. Application still in progress. It was felt that the Clerk should contact the Case Officer to ask about progress towards setting up the Local Liaison Group and request that this should meet in person and not on Zoom.

SDNP/21/04250/HOUS: 1 Monks Walk. Replacement windows. Application in Progress

It was reported that, following the inclusion of our Dark Night Skies work in an SDNPA on-line event for parish councils (available on YouTube), enquiries received from other parts of the National Park / beyond and the BBC World Service programme which features our initiatives, the SDNPA had recently published a 'Case Study' report on the Buriton project for widespread dissemination. It was felt that this should be circulated to all Parish Councillors, to planning officers at EHDC, to both pubs as they are referred to in the document and to parishioners via the community website and email updates.

As a result of enquiries from parishioners it was felt that the Clerk should check with EHDC about the height of a new fence, adjacent to the highway, in Petersfield Road (rear of Sumner Road) and also confirm that a replacement hedge would be planted along the original alignment and comment upon biodiversity loss including the concrete base to the new fence (understood to be on EHDC land) which could discourage hedgehog and other wildlife movements.

In the run-up to Christmas and after the unusual pandemic conditions of 2020 and 2021 it was felt that the Clerk should write to both village pubs to see if any help could be offered, including by promoting opening times, food available and any events/ activities planned.

4. Planning application for consideration at this meeting:

SDNP/21/03827/HOUS: detached outbuilding at 3 Monks Walk, North Lane, Buriton, GU31 5RT

It was noted that the proposed outbuilding would be used as a gym / home office / store for garden tools. It was felt that the plans provided with the application were rather vague, not really providing a real impression of what the new building would look like. Queries included: it looks like a flat roof is proposed but this is unclear (and would be out of character); the materials, including for the roof, are simply described as wood and glass – but there is no explanation of whether this might be featherboard, ship-lap or other construction and no information about the type of wood (cedar, chestnut etc) but this sort of information is important in trying to assess whether or not any new building would make a positive contribution to the overall character and appearance of the area. In addition, the block plan suggests that the long elevations of the building would be the west and east elevations but the hand-drawn sketch plans indicate that the long elevations would be the north and south elevations. This alignment / orientation is very important. Furthermore, the application form states that “We would like to build a garden shed around 4m x 3m ...” but the elevations clearly indicate a much larger building: 8m x 3m.

During discussions the following points were made:

- There is a long and complex planning history on this site with a number of applications refused for a variety of reasons by SDNPA
- The site is a very sensitive, edge-of-settlement setting
- At 8m x 3m the building was felt to be very large for the location and appears to be an out of character domestic (office) building rather than a garden shed
- The site is outside the Settlement Policy Boundary and the land upon which the building is proposed is not classified as a domestic garden
- The site is immediately adjacent to the Conservation Area and the new building would affect the setting of the CA and views into and out of it
- The new building would be very visible from the adjacent Right of Way (a main way into Buriton from the South Downs Way)
- It would be out of character with local building styles (including a large flat roof and large glazed areas): a large ‘studio’ building perhaps more suitable in an urban setting
- There does not appear to have been any consideration of any of the contents of the Village Design Statement
- The proposals are not sympathetic to the landscape or the setting in terms of scale, design, massing, roof form etc
- The new building would be set away from the ‘host’ building (actually nearer to a neighbouring property) in an area of open space
- It could potentially affect neighbouring properties adversely
- There appears to be an excessive amount of glazing (about 20 sq m), particularly along the very visible southern elevation and, if permission were granted for this outbuilding, it would be important for low transmission glass and / or obscured glass to be used throughout
- There are no proposals to enhance biodiversity whereas it is now normal practice in Buriton for every new building to provide a ‘net gain’ by catering for bats, birds, bees and other pollinators
- There had been adverse comments from villagers about the out-of-character hedge of non-native evergreen species that could potentially grow rather high which has been planted to the

Initial

Sign & date final page

south of the dwelling, contrary to the landscape plan that had eventually been approved for Monks Walk following many months of detailed discussions and revisions because of the sensitive location of the site. It had been agreed that an open aspect (solely with post and rail fencing) was to be maintained in this sensitive landscape location to help avoid a sub-urbanised domestic appearance and the landscape plan had specified the appropriate species as well as the locations – but parishioners had pointed out that the new planting does not seem to conform with either

- It was felt that if permission were granted for this outbuilding and if any new planting was proposed to soften its appearance from the west, south and east then suitable native species should be used and the Parish Council remained willing to offer advice if required
- It was felt that comments made in relation to other recent proposals for development in the Monks walk area should be reiterated: that this is the 3rd or 4th property on the Manor House Estate to apply for garden paraphernalia to be erected outside the settlement boundary and on agricultural designated land. The Parish Council had opposed the grant of planning permission for these properties and one of the arguments was the inevitable urbanisation of this important area, one of the green fingers reaching into the countryside, on the outskirts of the village. The planning permission was granted and the Parish Council was informed that all permitted development rights would be removed so that this issue could be controlled. But of course this does not achieve that end as people living in these new homes inevitably seek storage areas etc. The Parish Council had argued that the nearby cartshed / garages building (which is still unused) should have been made available to all these dwellings so as to provide adequate storage and minimise obtrusive clutter.

5. Public comments on the above application

There were none.

6. The Committee's decisions on the above matters

The Committee agreed to object to the application citing matters discussed above which appear to be contrary to National Park planning policies as well as national and local guidelines.

7. Affordable Housing Greenway Lane

The information received from Action Hampshire was considered and it was agreed that the matter should be considered at a future meeting of the full Parish Council.

8. Date of next meeting: as required

Meeting finished at 7.25pm