



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 7pm on Monday 21st February 2022.

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

1. Cllr Johnston opened the meeting. Apologies had been received from Cllr Ashcroft.

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 an interest in application SDNP/21/05947/FUL and explained that he would not take part in consideration of that item.

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. Pending Decision. The Parish Council and VDS Group had spoken at the SDNPA planning meeting on 10th February. A decision had been deferred at that meeting because SDNPA Members decided to ask their planners and the developers to look at some things more closely so as to be sure that every opportunity has been explored. More information about opportunities to provide a new footpath from the proposed development to the railway bridge, along Greenway Lane, had been sent to SDNPA.

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. A letter had been sent to SDNPA about Condition 28 (retaining, protecting and enhancing the old Lime Kilns) and a reassuring reply had been received.

SDNP/21/05279/FUL: New Centre for Creative Arts at Ditcham School. Application in Progress

SDNP/21/03827/HOUS: Detached outbuilding at 3 Monks Walk. Application in Progress. Objection from EHDC Conservation Officer noted.

SDNP/21/06431/FUL: Application from Recharge One for eco pods, shops and electric charging points on land at A3 junction (Greenway Lane / Causeway). Application in Progress. Letter from Kerry Dames (Director of Fredrick Adam, Architecture & Planning Consultants acting for the applicants) had been received. It only appeared to refer to a number of the community's concerns and so the Council's objection would still stand. A submission from Jo Montague, Senior Strategic Manager at HCC's Countryside Service, was anticipated.

New fence in Petersfield Road: Some continuing uncertainty about the planning situation for this new fence (height) and also about the species of hedging planted. Matters had been referred Cllr Mocatta and Craig Stainton at EHDC.

4. Items for consideration at this meeting:

SDNP/21/05947/FUL: extend the old chicken houses at land to the rear of 28-38 Petersfield Road to provide lambing/storage shed space.

It was felt that the Council should make a number of comments on this application to cover:

- as the land lies within the Buriton Conservation Area, it will always be important for the appearance of the area to be kept tidy and that only permitted agricultural uses take place
- it is good to see that the applicant recognises that the smallholding provides an important area of open space, contributing to the character and setting of the Conservation Area
- the applicant acknowledges that the site is one of the important 'green fingers' of open space identified in the Village Design Statement: bringing countryside into the heart of the village
- it is pleasing to see that this land will continue to support an active smallholding particularly as it is managed by a parishioner
- the extension requested is quite large but it is welcomed that the overall height of the ridge remains as the existing building
- some concern that there may not be sufficient air circulation for a healthy lambing area
- new windows and a roof light were noted and the importance of the location within the SDNPA Dark Skies Reserve should be stressed with the need for any new large areas of glass or skylights to use low transmissible glass and minimise the use of any external lighting
- regarding biodiversity: all development is expected to enhance biodiversity (eg. bee bricks, bat boxes, encouragement of pollinators etc). The applicant says that he is happy to provide bird / bat boxes on the barn (or elsewhere nearby) and to help pollinator species and it would be good if these aspects could be included in Planning Conditions if permission is granted
- it was also noted that the applicant states that "I am willing to plant more trees to bolster existing hedgerows if grant funding is available"
- vital that any comments raised by neighbours are taken into consideration by the planners

Cllr Jones re-joined the meeting.

SDNP/21/06443/HOUS: new greenhouse at 2 Nursted Rock Cottage to replace existing.

This was felt to be a very minor application to which Councillors had no objections. A comment would be sent to EHDC saying that it is assumed that there will be no new lighting involved with the new construction in line with the Dark Night Sky policy in the National Park.

SDNP/22/00606/TCA: a new application to crown lift an ash tree at 52 Bones Lane.

It was pleasing to see that an ash was being saved rather than felled. Comments from any neighbours were awaited.

SDNP/21/06165/FUL: a 22.5m Telecom Lattice Tower (with antennae, dishes and cabinets) north of Woodcraft Farm (Charlton) adjacent to Ditcham Park School's southern driveway.

Application appears to be on the parish boundary. Views from Clanfield PC may be most relevant.

SDNP/21/05469/PRE: conversion of Cart Lodge / Stables from agricultural to residential use adjacent to Monks Walk (amendments to SDNP/20/00276/FUL). Pre-application ongoing.

Letter from Hampshire Homes Hub launching a Housing Needs Survey Service. Not felt to be required for the parish at this time due to the existing provision of over 60 Housing Association affordable units (with more in the pipeline as part of the Greenway Lane development) and details of the waiting list / local connections recently checked.

5. Public comments on the above applications: there were none.

6. The Committee's decisions on the above matters: as above.

7. Date of next meeting: as required

Meeting finished at 7.55pm

Initial

Sign & date final page