



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 7pm on Monday 21<sup>st</sup> March 2022.

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

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

### 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 approved. The Parish Council and VDS Group had spoken again at the SDNPA planning meeting on 10th March. There had been no other speakers from the village. Points made included the following: failure of the proposed layout to prevent further development into the adjacent field in the future; application not supported by either SDNPA Landscape Officer nor Design Officer; disappointment that landowner was not willing to allow a footpath all the way along Greenway Lane; potential risk of water into back gardens of Glebe Road and worries about the adequacy of the drainage measures, swale features and proposed pumping station for foul water; impacts of the proposed layout on existing gardens and amenities of homes in Glebe Road (including a tall 'growing wall'); concerns about the adequacy of parking provision. It was noted that Metis Homes have said in writing that "the landowner has dictated to us as developer that all affordable housing must be delivered for local people plus a similar provision for the private housing too." Councillors were still unsure whether the provision of four 2-bedroomed affordable units would benefit anyone with a connection to Buriton and were also unsure how the commitment about the six other homes would be delivered. Written submissions from Metis Homes and the Land Agent also made the situation about land for the potential footpath clear. Councillors felt that there was nothing more that the Parish Council could have done on the matter. Letter to be sent to Cllr van der Klugt in response to the issues that she had raised at the SDNPA planning meeting.

**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 but it was noted that there had been recent correspondence from Highways England.

**SDNP/21/05279/FUL:** New Centre for Creative Arts at Ditcham School. Application in Progress. An additional submission had been made as a result of amended plans being submitted. These were re-affirming that the Parish Council's original comments still stand.

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**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.

**SDNP/21/03827/HOUS:** Detached outbuilding at 3 Monks Walk. Application in Progress. New drawings for a much smaller shed had been submitted. It was felt that this was a great improvement on the previous applications, with reservations about the use of Swedish redwood cladding: unknown suitability of the colour in the environment and how it will weather; cedar may be much more suitable. Points about Dark Night Skies, low transmittance glass and no external lighting to be permitted would be reiterated. Previous points about biodiversity and consideration of any comments raised by neighbours would also be reiterated with a reminder that the Parish Council had pressed throughout the consideration of SDNP/18/02405/FUL for the nearby cartshed building to have been made available to all the Monks Walk dwellings so as to provide adequate storage and minimise obtrusive clutter.

**SDNP/21/06443/HOUS:** replacement greenhouse at 2 Nursted Rock Cottage. Decision pending

**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. Application in progress

**SDNP/22/00606/TCA:** crown lift ash tree at 52 Bones Lane. Application in Progress

**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 and general tidyness. Matters would be drawn to the attention of Cllr Mocatta again.

**SDNP/21/02150/PA16:** 17.5m monopole telecoms mast at the Causeway, Petersfield. It had been noted that the 3 cabinets installed at this site (following approval in 2021) were of three different colours (one light grey, one green and one black). The application (and permission granted) had specified that all should be green to blend with nearby vegetation. Letter to be sent to the case officer and to the addresses on the site notice relating to the Electronic Communications Code.

#### **4. Items for consideration at this meeting:**

**SDNP/22/00226/LIS:** 3 new casement windows at 1 Old Stables, Manor House, North Lane. The replacements were like for like and in keeping with the rest of the building and nearby buildings. The heritage report indicated that the state of repair is such there is no viable alternative. Slimline double glazing should also add some energy efficiency to the building. No objection.

**SDNP/22/00285/HOUS:** Replacement of garden shed with log store plus metal arch and gazebo in garden of The Old Rectory, High Street. Unlikely to be visible from any public vantage points and in keeping with other outbuildings. No objection.

Correspondence from Hampshire Homes Hub offering surveys and assistance. It was agreed that the services of HHH were not currently required in the parish which already has 61 affordable homes with 4 more due to be delivered as part of the new Greenway Lane development.

**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:** suggested as Monday 11 April (for at least two new applications)

Meeting finished at 7.50pm