



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 11<sup>th</sup> April 2022.

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

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.

### 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 still in progress. An extension of time appeared to have been agreed to the dissatisfaction of some objectors.

**SDNP/21/02014/FUL:** 10 residential houses at Greenway lane. Application approved. It was noted that all references to the site appeared to have disappeared from the Metis Homes website.

**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, GU31 5BQ. Still in progress.

**SDNP/21/03827/HOUS:** Detached outbuilding at 3 Monks Walk. New drawings for a much smaller shed had been produced and Parish Council comments submitted. But it had been noted that the building has now been constructed without any permission being granted. The Case Officer is aware of the situation. Recent correspondence suggested that the applicants were confusing two different issues raised by the Parish Council: the suggestion of cedar cladding for the building was to make use of an existing local timber source (eg, in QECP), not that it was a suitable native species for a hedge. Application still in progress.

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

**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/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. The application is due to be determined by the National Park's Planning Committee on 14 April. The Parish Council has registered to speak.

**SDNP/22/00226/LIS:** 3 new casement windows at 1 Old Stables, Manor House, North Lane. Application approved.

**SDNP/22/00285/HOUS:** Replacement of garden shed etc at The Old Rectory, High Street. Application in progress.

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

**SDNP/22/00379/HOUS:** Single storey side extension, relocation of front door, external alterations, creation of parking, and associated works following demolition of garage at 24 Heatherfield.

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

- The proposed extension is very modern and will change the look of the bungalow considerably
- But the design is unlikely to affect the feel of the village as it is tucked away and not very visible
- Concern about setting a precedent for other dwellings in Heatherfield and whether or not this might be a problem in the future, particularly as this proposed extension has been well designed which may not always be the case in future applications
- Pleasing to see that consideration and mitigation has been given to Dark Night Skies: by using low transmission glass and blackout blinds
- Pleasing to see the Sedum roof and rainwater discharge arrangements plus provision of bat boxes and new planting: all supports the Parish Council's encouragement of biodiversity
- The proposed increase in the thermal performance of the dwelling was also commended: fitting with the Parish Council's aims to encourage reduced consumption of fossil fuels and reduced carbon emissions
- Disappointing that more fencing is to be introduced. It was felt preferable that the hedge be retained/ increased in the interests of biodiversity rather than having more fencing which is not encouraged in the Village Design Statement
- Perhaps a hedge with a fence behind could be installed as elsewhere in Heatherfield. This would be better for biodiversity as long as access for wildlife (such as hedgehogs) could be provided through / under the fence
- Councillors wondered if the applicant might be prepared to reconsider the proposed colour of the wood cladding which is proposed to be black. This cladding might fit better into the surroundings if it were to continue the natural oiled finish proposed for the front of the building
- It is assumed that existing trees will be retained
- Councillors understood that there may be covenants restricting some changes to the look of properties and gardens in Heatherfield – possibly including provisions about fencing so as to retain the open look and feel of the area. It was assumed that the applicant has checked this
- Comments from neighbours should be given full attention by the Planning Authority as this application would be making a major change to the appearance of Heatherfield.

**SDNP/22/00326/HOUS:** Re-site back door (in place of an existing window); extend the existing outbuilding by 2 metres; new roof on extension to match existing outbuilding roof and fit one roof light on outbuilding at Keepers cottage, Sussex Road, Nursted Rocks.

It was agreed to make the following comments:

- There is a lack of any full description as to what is planned and so the Parish Council's comments are based on the drawings provided alone
- It is not understood why there is drawing of the garage roof with no other mention anywhere
- If the garage is receiving a new upper floor then permitted development rights should be removed from the building
- In order to make good use of this new space, roof lights might be added to bring in natural daylight and we would not wish to see this occur without conditions to ensure that the local Dark Night Skies are protected
- Pleasing to see the addition of wildlife friendly features that have been made over the last year
- The new roof light should be of low transmission glass and have automatic blackout blinds fitted to conserve the International Dark Night Skies Reserve.

**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 / when required (no other current applications)

Meeting finished at 6.50pm

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