



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 4 July 2022.

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

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.

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 Butser Hill Lime Works Ltd Butser Hill Buriton Petersfield Hampshire GU31 5BQ. Application still in Progress

SDNP/21/05279/FUL New arts centre at Ditcham Park School. Application still 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. Approved

SDNP/22/00379/HOUS 24 Heatherfield, Buriton, Petersfield GU31 5RY. Single storey side extension, relocation of front door, external alterations, creation of parking, and associated works following demolition of existing garage. Approved

SDNP/22/00326/HOUS Keeper's Cottage, Sussex Road, Nursted Rocks. Re-site back door in place of existing window. Extend existing outbuilding by 2 metres. New roof on extension to match outbuilding roof. Fit roof light on outbuilding. Approved

SDNP/22/01478/HOUS Copyhold Cottage Copyhold Lane Ramsdean, Petersfield Hampshire GU32 3NR. No update.

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SDNP/22/02021/HOUS 47 North Lane. Application in Progress

SDNP/22/02272/LDC The Hopkiln, Weston Lane. Application in Progress

SDNP/22/02335/HOUS 2, Binden Cottages Application in Progress

SDNP/21/05482/PA16: Proposed 15m Telecommunications structure adjacent to Kiln Lane with integrated tri-sector antenna, 4 equipment cabinets and ancillary development. There has been an Appeal against SDNPA's refusal of this application: now numbered SDNP/22/00012/REF and APP/Y9507/W/22/3294264. The Parish Council's previous comments already appear on the Planning Inspectorate website but it was agreed that a short covering submission may be submitted at this stage, covering main points and referencing any relevant appeals.

4. Applications for discussion at this meeting

SDNP/22/02561/FUL and SDNP/22/02562/LIS Haven Barn

After discussion it was agreed to object as previously and update previous submission and chronology of substantial changes to the application.

- Car Parking inadequate, no visitor parking. Strip of land outside this application has been acquired for additional parking. Fear there is little to stop the whole area becoming a car park.
- Change of use from Agricultural to Residential. Only the building is inside the Settlement Boundary. All other land inside the application red line falls outside the Settlement Boundary. First grant of permission (SDNP/18/02405/FUL) the SDNPA determined that the landscape should remain as agricultural. Condition 24 specifically addresses this: "The area marked 2 & 3 [3 is relevant here] on approved Landscape Masterplan Diagram No 8777-GA-07D (Dated 6/9/2016) shall be retained as meadow, grass paddock and meadow grass verge and shall be used for no other purpose whatsoever. No cars, vehicles, plant or machinery shall be placed on this land. Reason: in order to protect the landscape character and improve the appearance of the site and biodiversity in accordance with Policy CP20 of the East Hampshire District Local Plan: Joint Strategy (2014) and the NPPF."
- Any change of use to this land should not be permitted as it will have an adverse effect on the setting of the buildings. Any new fencing or hedging ought not to be allowed.
- In addition, Condition 16 of the previous application removed all permitted development rights and this should be continued on this building as it has been for all the Monks Walk properties and the nearby Old Spot Cottage.
- Roof lights and Chimney Flues: pleased to see that the applicant intends to fit low transmission glass and blackout blinds to the roof lights. Should this permission be granted we would ask that the flues are painted black
- Glass: areas of glass appear to be increasing, important to ensure that low transmission glass together with automatic blackout blinds are included.
- Effects on the adjacent church and churchyard: it is vital to ensure that the Church, (PCC), are in full agreement with these proposals.

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- Biodiversity: concern that the proposal is not compliant with the Biodiversity policies (eg. SD9) of the new South Downs Local Plan: removal of one tree and proposal to change an area of paddock / meadow into a garden. There are already bats on the site and the proposals aim to retain these species – but there are no attempts to enhance biodiversity which is clearly contrary to policies.
- A new tree is proposed in the long thin strip of land south of the churchyard wall – presumably as a replacement for trees being lost elsewhere (still not a net gain in biodiversity). This new tree will block the view of the church on approach from the footpaths and should, at least, be re-sited.
- Have the tests specified by the County Council's Ecology expert been met.

The Committee formally agreed the conclusions from the meeting on 27 June 2022 (attached)

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 7pm

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Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 27 June 2022.

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

Apologies: Cllr Jones, Cllr Ashcroft

1. Cllr Johnston opened the meeting.
2. **Declarations of interest:** No declarations of interest were made.

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.

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 Butser Hill Lime Works Ltd Butser Hill Buriton Petersfield Hampshire GU31 5BQ. Application still in Progress

SDNP/21/05279/FUL New arts centre at Ditcham Park School. An additional response was provided as a result of amended plans being submitted. These were re affirming that the Parish Councils original comments still stand. Application still 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. Approved

SDNP/22/00379/HOUS 24 Heatherfield Buriton Petersfield GU31 5RY. Single storey side extension, relocation of front door, external alterations, creation of parking, and associated works following demolition of existing garage. Approved

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SDNP/22/01478/HOUS Copyhold Cottage Copyhold Lane Ramsdean, Petersfield Hampshire GU32 3NR No update.

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4. Items for Discussion at this meeting

SDNP/22/02021/HOUS. 47 North Lane.

- Design

The introduction of a large flat roofed dormer is not in keeping with the general housing stock within the village, appropriate regard needed to reflect the whole of the Village Design Statement. A considerable amount of work is proposed which results in the gaining of 1 extra staircase and some increased ceiling height with the loss of a bathroom in exchange for a small bedroom.

- Dark Night Skies.

We welcome the net gain of one less roof light.

- Biodiversity.

The introduction of a large flat roofed dormer is not in keeping with the general housing stock within the village. If permission should be granted we would expect to see some sort of eco diversity offered by the way of a sedum roof or similar mitigation.

Climate responsible high levels of insulation are also expected.

- Neighbours.

It is vital that comments or concerns raised by neighbours are taken into consideration when reviewing this application.

SDNP/22/02272/LDC. The Hopkiln, Weston Lane.

No additional information to offer on this application and so the Council is not able to assist in this decision.

SDNP/22/02335/HOUS. 2, Binden Cottages

The proposed extension is generally sympathetic to the existing building.

- Dark Night Skies.

No new external lighting should be allowed.

- Biodiversity.

There has been very little input provided to support biodiversity in this application.

- Neighbours.

It is vital that comments or concerns raised by neighbours are taken into consideration when reviewing this application.

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

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

Date of next meeting: as / when required (no other current applications)

Meeting finished at 6.40pm

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