



## **Buriton Parish Council**

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Friday 26 August 2022.

Present: Cllr Johnston (Chair), Cllr Jones and Cllr Stevens.  
In attendance: there was 1 member of the public in attendance.

Apologies: Cllr Ashcroft 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.** 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; reply received from SDNPA about community concerns about the lengthy ongoing delays.

**SDNP/21/05279/FUL** New arts centre at Ditcham Park School. Decision pending.

**SDNP/22/01478/HOUS** Copyhold Cottage, Copyhold Lane, Weston, GU32 3NR. Application approved. Dark Night Skies are to be protected by mitigation measures before the development goes ahead.

**SDNP/22/02021/HOUS** 47 North Lane. Decision now pending.

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

**SDNP/22/02335/HOUS** 2, Binden Cottages Application approved

**SDNP/22/02561/FUL and SDNP/22/02562/LIS**, Haven Barn: Decision pending

**SDNP/22/02393/HOUS:** Greenways, Greenways Lane. Application approved

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**SDNP/22/02739/HOUS:** Keepers Cottage, Sussex Road. Application approved

**SDNP/21/05482/PA16:** Proposed 15m Telecommunications structure adjacent to Kiln Lane. Appeal against refusal in progress

#### **4. Applications for discussion at this meeting**

##### **SDNP/22/03596/TCA: felling of over 30 trees (conifers, ash, sycamore, self-seeded) at the Five Bells, High Street, Buriton.**

After discussion it was decided to object to this application for the following reasons:

- The application and the accompanying drawings are rather vague and appear to show the felling of several hedgerows without any clear indication as to what will be felled or what will be replacing these hedgerows
- It is not clear from the diagram if it is 'schematic' or if it is specifying specific individual trees (32 of them) to be felled
- It is not clear whether the intention is to fell and clear the entire rows of trees and shrubs / bushes where the rows of 'x's are – or whether some growth will be left
- There is no indication as to the reasons/ justification for this application: no trees are considered to be unsafe but no reasons are given for an important site in the heart of the Conservation Area
- Whilst some hedgerows might need some maintenance (and maybe the removal of some conifers) there is no sign of ash dieback nor any safety issues
- Some of the trees provide current boundaries between the garden and the car park area etc and some provide a 'barrier' between the garden and the village High Street. It could be detrimental if these 'barriers' were lost
- There appear to be no proposals to fell anything along the western boundary where there are some tall conifers
- The application refers to conifers, ash and sycamores (self-seeded trees) but it is not clear whether the felling would include any other species or be restricted to these three
- There do not appear to be any proposals to replace with any fresh planting.
- This area provides valuable rich habitat for wildlife in the heart of the village. It is a valuable 'wildlife corridor' and home to large numbers of bats, hedgehogs and moths. An expert from Hampshire County Council had recently collected about 30 differing moth species from this garden to display at the village show (20 Aug)
- This proposal would currently result in a large net loss in biodiversity as opposed to the net gain that should be striven for
- It should be confirmed as to whether any enlargement of the car park would require planning permission.

##### **SDNP/22/03785/HOUS: replacement annex at Whistlers, South Lane, Buriton**

After discussion it was decided to make the following comments:

- This appears to be a new self-contained dwelling and not an annex as described in the heritage statement. If approved this should be tied to the main dwelling by a S106 agreement to prevent it from being sold separately.
- The interior is not all on one level as is suggested in the heritage statement nor is it without a kitchen. The plans do not show a sink or an oven but they could easily be installed.

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- There is a spring-fed pond on the site which feeds into the picturesque village pond by the church and as such it is imperative that the existing drainage can cope with a new dwelling.
  - The wood burner flue is very close to the thatch on the main building. This may not be ideal.
  - The proposed new dwelling will run alongside the long distance paths, Hangars Way and Shipwrights way. These are well used and the ambiance must not be adversely affected nor should the route be blocked with construction vehicles or deliveries
  - All parts of the village lie within the SDNPA's International Dark Skies Reserve and are part of a very sensitive location in the pinch point linking the major areas of the reserve. As a result it is vital that light spillage or pollution from new buildings are minimised and all new large areas of glass should use low transmittance glass
  - In any new buildings it is expected that enhanced biodiversity measures will be undertaken. These include, although not limited to, bee bricks, bat boxes, encouragement of pollinators and water collection.
  - Due to the spring fed location there is a major migration of frogs and toads each year... this should also be noted and protected.
  - There is a comprehensive Ecosystems Services report provided with this application but it is felt to be rather 'generic' with few specific proposals for this application. Note should be taken of the report and actions should be included in the proposals to ensure that there is a net gain in biodiversity. The site offers many opportunities
  - Climate responsible heating and cooling (e.g. heat pumps or solar panels) together with high levels of insulation are also required.
  - 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 was support for the proposed submission about the Five Bells as there was a lack of clarity in the application and no reasoning.
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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