



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Tuesday 11 October 2022.

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

Apologies: none.

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; applicant recently submitted details to address some Conditions but ongoing delays remain.

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

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

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

SDNP/22/02561/FUL and SDNP/22/02562/LIS, Haven Barn: Application approved.

SDNP/22/03596/TCA: felling of over 30 trees at the Five Bells: withdrawn.

SDNP/22/03785/HOUS: replacement annex at Whistlers, South Lane: in progress

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

Initial

Sign & date final page

.....

4. Applications for discussion at this meeting

SDNP/22/04272/TCA: work to 18 trees at the Five Bells, High Street, Buriton.

After discussion it was decided to submit comments, including:

- Whilst welcoming the removal of some trees, the removal of some of the sycamores is questioned
- The raising of the canopy of several trees is supported although the applicant should be certain that the ash trees that are being conserved are disease free
- There is also support for the pollarding of the Willow trees
- However, native species should be planted in place of the trees being removed: perhaps field maples and crab apple trees which would be useful for biodiversity
- The biodiversity of the site is important because it provides valuable rich habitat for wildlife in the heart of the village; it is a valuable 'wildlife corridor' and also a home to large numbers of bats, hedgehogs and moths (confirmed recently by an HCC expert)
- The whole site boundary needs maintenance: some of the trees are only being removed because of the lack of maintenance over many years.
- Plans for the future management of this garden should be included in any approval of these proposed works.
- On the west boundary (alongside the garden of No 23 Heatherfield) is a conifer that also should be removed: the whole tree moves and it currently leans markedly. It could come down in any strong winds.
- On the High Street boundary, at the corner of the plot (opposite the bus stop), there is a gap in the hedge which is likely to be made larger by these works. This should be avoided or rectified as the gap allows children and pets to get onto the open area, beyond the fence at the bottom of 23 Heatherfield's garden, where there is then a vertical drop onto the road of at least 2 metres. This drop is unprotected and extremely dangerous and this application should have regard

SDNP/22/04300/TCA: Fell 2 Leylandii Trees at Karnten House, Bones Lane. There were no objections to this application but it was felt that both trees should be replaced with suitable native species planted in the same location

SDNP/22/04533/PNTEL: installation of PVC duct/mole plough and a jointing chamber (with associated cables, wires etc) at the new telecoms tower at Head Down:

Councillors felt unable to comment on this application other than to welcome the fact that the cabling will go underground; to question why this matter was not covered in the original application (as piecemeal applications can be unfair and misleading); and to state that there must be adequate restoration / reinstatement of any disturbed land in the area.

SDNP/22/04251/HOUS: home office at Toads Alley. After discussion it was decided to submit comments including:

- At 8x4 metres (and 4m high) this would be a large building, visible from the footpaths that run to the east and also from the bridleway that passes the west front of the property
- The new building may not appear to be subservient to the main building and might detract from the setting of one of the oldest village houses, inside the Conservation Area but outside the Settlement Policy Boundary
- The proposal contains a large quantity of glass and lies within the SDNPA's International Dark Skies Reserve area, in a very sensitive location in the pinch point linking the major areas of the reserve. As a result it is vital that any light spillage or pollution from new buildings is minimised. The new large areas of glass should use low transmissible glass and have automatic blinds operating after dark to ensure that light pollution is minimised
- In any new building it is expected that enhanced biodiversity measures are undertaken. These include, although not limited to, bee bricks, bat boxes, encouragement of pollinators and water collection.

Initial

Sign & date final page

.....

- Climate responsible heating and cooling (e.g. heat pumps or solar panels) together with high levels of insulation should also be included.
- This proposed new building sits close to the boundary with the neighbouring property and it is therefore vital that comments or concerns raised by neighbours are taken into consideration when considering the application

SDNP/22/04352/DCOND: Discharge of Conditions 28, 30 and 31 of Planning Approval SDNP/20/01535/FUL (Butser Hill Lime Works). Councillors welcomed these long-overdue submissions and noted that the conservation of the Limekilns is being considered - but only in very thin and minimal terms. Given the length of time that has passed, a more thorough assessment and plan as to how the kilns are to be restored and preserved would be expected. It was felt that the emphasis should be on conservation plans rather than the current emphasis on dismantling the kilns. The Parish Council would not wish to see the loss of these heritage assets but these proposals appeared to imply that this will be the outcome. It is feared that pulling out the roots of the trees could make things worse and there appears to be no expert input into this application. This could be found at Amberley Chalk Pits Museum and other places.

It was also noted that Condition 27 of the original planning permission is not yet discharged. No Liaison Group has yet been set up. The long overdue establishment of the Liaison Group would bring specific expertise from the QE Country Park/HCC on current site conservation projects and beyond. It was also felt that involvement of the Buriton Village Heritage group as well as the Parish Council would be helpful on the Liaison Group when looking at interpretation materials etc.

Whilst the general emphasis on the creation of habitats and biodiversity on the site is welcomed, Councillors look forward to being involved in more detail as the plans are established.

Equestrian Development Technical Advice Note (TAN) Consultation: it was noted that this recent consultation by the SDNPA runs until 10th November and that the TAN aims to provide information and guidance for those considering equestrian developments in the National Park, with particular reference to Policy SD24 of the Local Plan. It was agreed that a response should be submitted to SDNPA prior to the deadline commenting, amongst other things, upon movable shelters, fencing, sheds, external lighting, edge of town locations etc. Many of these issues can spoil the look of the landscape if not carefully designed and managed. It was noted that reference to the Buriton Village Design Statement should also be made in the response to the SDNPA.

Byways Open to All Traffic (BOATs): it was noted that the SDNPA was also due to be considering BOATs in the very near future and it was agreed that, as this has been an issue which has affected the parish significantly over many years, the Parish Council should submit comments to SDNPA for circulation to all Members of the Authority prior to the meeting. A number of comments were made and it was agreed that the final submission should be made by members of the Rights of Way group.

5. **Public comments on the above applications:** there was support for the proposed submission about the Five Bells.
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

Initial

Sign & date final page

.....