



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 5.45pm on Monday 19 December 2022.

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

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. 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 Approved.

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

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

SDNP/22/04251/HOUS: Home office at Toads Alley, South Lane: Application Approved.

SDNP/22/04352/DCOND: Discharge of Conditions 28, 30 and 31 of Planning Approval SDNP/20/01535/FUL at Butser Hill Lime Works. Application in Progress.

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

Councillors had learnt from EHDC that the ACV registration at the Village Inn (now re-named The Nest) had expired and that it was necessary to re-apply for the registration to be reinstated. A draft application had been circulated to Councillors and subsequently submitted to EHDC. This was ratified and it was also noted that the ACV registration at the Five Bells would expire on 17 September 2025.

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It was noted that the National Park Authority was commencing a review of its Local Plan and would be consulting Parish Councils on a number of topics. More details should be available in time for the January meeting of the Parish Council.

4. Applications for discussion at this meeting

SDNP/22/03543/DCOND: land at Greenway Lane, Buriton. Discharge of Conditions 3, 11, 12, 14, 16 and 21 of planning approval SDNP/21/02014/FUL

After discussion it was decided to submit detailed comments. It was felt that the new developer's proposals seem to be attempting to change some significant parts of the planning permission which was granted at the National Park's Planning Committee in Midhurst earlier in the year. In particular:

- some significant changes to building materials and finishes
- completely unacceptable changes to replace virtually all the hedging on the site with 1.8m close boarded fencing
- a completely new lighting scheme with significant adverse effects
- no net gain of bio-diversity on the site
- some inappropriate, out-of-character planting proposals
- a lack of any reference to provisions for the legally protected Hazel Dormouse
- a large reduction in the amount of permeable materials
- a deterioration in the quality of hard landscaping features
- all the solar panels seem to have disappeared
- inadequate information about noise from proposed Air Source Heat Pumps
- a lack of detail on many other important aspects of the development which is due to be part of the discharge of conditions.

Other serious concerns were also identified and comments about each of the Conditions would be submitted. It was felt that it would be doubtful whether this scheme (as now re-designed by Imperial Homes) would have received planning permission from the National Park Planning Authority.

SDNP/22/05106/LIS: 1 Old Stables, Manor House, North Lane: Acquiring a part of the neighbouring house under the existing flying freehold first floor area in order to create a Utility Room off the existing Kitchen. Actual works to only comprise the infilling of an existing doorway (to create a new party wall) and the formation of a new single door opening to access the newly acquired space from the existing Kitchen. All other existing structural areas of the house and fixtures to remain intact.

It was noted that all the changes were internal and not visible from elsewhere. It was felt that the Parish Council should defer to the expertise of EHDC's Conservation Officer and the Parish Council would not have any other comments to make.

SDNP/22/05356/LDP: Application for a lawful development certificate for a swimming Pool at Copyhold Cottage, Copyhold Lane, Weston:

Councillors will be interested to learn whether this sort of development can take place without the need for planning permission. In the meantime it was agreed that comments should be submitted pointing out that no external lighting should be permitted because of the location of the property in a very dark position at a pinch point in the International Dark Night Sky Reserve. It was also noted that there was no mention of any extra buildings / sheds to house any heating system. No further comments would be made at this stage.

SDNP/22/05357/CND: Application to vary conditions 2 and 3 of SDNP/22/01478/HOUS to allow for alternative materials finish, window placements and other minor alterations to the appearance of the extension and to amend plans.

It was agreed to reiterate the comments made on the original application, in particular the issue of light spilling into the Dark Skies that surround this property. The proposal is for a

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modern, glass filled extension which, although not particularly visible from the surrounding countryside, could adversely affect the dark skies unless low transmissible glass is used with, where appropriate, automatic blinds operating after dark to ensure that light pollution is minimised. It had also been felt that the response to ecology/biodiversity improvements was very sparse and that the Parish Council would expect some enhanced biodiversity measures to be undertaken. This might include, although should not be limited to, the incorporation of bee bricks, swift bricks and bat boxes, encouragement of pollinators and water collection. Climate responsible heating and cooling (e.g. heat pumps or solar panels) together with high levels of insulation would also be expected.

5. **Public comments on the above applications:** there was support for the proposed submission about the discharge of Conditions relating to the Greenway Lane development, SDNP/22/03543/DCOND.
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 7.05pm

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