



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 20 February 2023.

Present: Cllr Ashcroft, Cllr Jones, Cllr Stevens, Cllr Wheeler.

Apologies: Cllr Johnston.

1. Cllr Jones 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, GU31 5BQ. Application still in Progress. Liaison Group established.

**SDNP/21/06431/FUL:** Application from Recharge One for eco pods, shops and electric charging points on land at A3 junction (Greenway Lane / Causeway). Appeal against refusal in progress. Public inquiry scheduled for February 21<sup>st</sup> for up to two weeks. Parish Councillors will be attending.

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

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

**SDNP/22/04352/DCOND:** Discharge of Conditions 28, 30 and 31 of Planning Approval SDNP/20/01535/FUL at Butser Hill Lime Works. Split Decision: Conditions 30 and 31 discharged; Condition 28 (Scheme for the retention, protection and enhancement (with interpretation boards) of the Lime Kilns) only partially discharged.

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

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

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**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. Application in progress.

**SDNP/22/03543/DCOND:** land at Greenway Lane, Buriton, for 10 new dwellings. Discharge of Conditions 3, 11, 12, 14, 16 and 21 of planning approval SDNP/21/02014/FUL. Split Decision: Conditions 14 and 16 discharged; Conditions 3, 11, 12 and 21 not discharged.

**Review of South Downs Local Plan:** Further to the situation reported and discussed at the January Meeting of the Parish Council, the anticipated consultation package has now been received from SDNPA with pro-formas etc for return so as to feed into the evidence base and provide local information and knowledge to inform the Review of the Local Plan. Factual information can be confirmed at the March PC Meeting and Buriton's Village Design & Parish Plan Group has kindly agreed to help collect evidence for the Parish Priority Statement (including gathering views of a wide range of people).

**Construction of 10 new homes at Greenway Lane:** The Parish Council continues to report complaints as/when necessary as well as commenting on applications to Discharge Conditions. It was agreed that further contact should be made with Tristan Norton (HCC) about the Protected Species Licence and about the ecology situation (inc. Condition 13).

**Emerging proposal:** a leaflet had just been received about 'Greenway Park', an emerging proposal for a new hotel and cycling centre at the junction of the A3 and Greenway Lane. It was agreed that further details would be sought.

#### 4. Applications for consideration at this meeting

**SDNP/23/00257/DCOND: Land at Greenway Lane, Buriton: Discharge of Conditions 3 (Materials), Condition 4 (Architectural Details) and Condition 21 (Air Source Heat Pump Noise) of planning approval SDNP/21/02014/FUL**

After discussion it was decided to submit detailed comments. It was felt that the new developer's latest proposals still seemed to be attempting to change some important parts of the planning permission which was granted at the National Park's Planning Committee in 2022. In particular:

Condition 3 (Materials and finishes)

- Rather than implementing a Buriton-specific design, the new developers still seem keen to make these new houses 'stand out' as being different from anything else in the parish. This should not be allowed and the original proposals (approved by the SDNPA Planning Committee) should be adhered to
- Window styles and colours (agate grey): it was felt that the windows illustrated on the 13<sup>th</sup> page of the Modus brochure would be an acceptable style, in keeping with the Design Guidance of the Buriton VDS ("modus® flush sash casement windows in White Ash complements traditional-style properties")
- Fascias and soffits should also all be white
- The design of the porches has also been changed from that shown in the plans approved by the SDNPA Planning Committee. The approved designs were of a simpler structure and that is still felt to fit better with the local character
- The materials and styles of the brickwork approved by the SDNPA Planning Committee should be carried through. The fact that a different developer now owns the site should not mean that a deterioration in quality should be accepted
- There were still no references to the swift boxes (which are due to be "integrated into the external walls of each of the new houses), bat bricks (which are due to be "integrated under the eaves or in high walls of each property", nor bee bricks which are also due to be included on each property – and also into the 'growing wall' which borders the car parking and turning area. It would be helpful if all these important features were explicitly

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cited before Conditions are discharged. These are explicitly referred to in Condition 13 (Ecology) as well as in paragraph 8.12 of the SDNPA Committee Report

- Nor could Councillors find any references to the Solar Panels which are specified in paragraphs 3.3 and 8.10 of the National Park's Committee Report and which are clearly shown on all the final Roof Plans. More details are still required
- It was agreed that reassurances should be sought that the materials and finishes for the four affordable units (including porches etc) will be identical to the other houses. There is nothing in any of the submissions from Imperial Homes to explicitly confirm this important point.

Condition 4: architectural details

- This condition requires information on a long list (a to g) of details but some do not seem to be addressed in the application
- Details should be provided about the 'light transmittance of the glazing' which is important on this site because of the location in the Core area of the International Dark Skies Reserve
- As already noted, there was felt to be a lack of clarity about the window styles being proposed. The window styles should meet the local guidelines contained in the Buriton VDS SPD. The windows illustrated on the 13th page of the Modus brochure would be an acceptable style: described as "modus® flush sash casement windows in White Ash complements traditional-style properties."

Condition 21 (Air Source Heat Pump Noise)

- It was noted that the noise report only seems to concentrate on "impact on other adjacent properties within the proposed development" with insufficient analysis of effects on adjacent, existing properties in Glebe Road
- Anecdotal evidence in the village and elsewhere indicates that, unless positioned with great care and consideration, the noise from ASHPs can cause disturbance to neighbours including at anti-social times of the day and night
- The new report acknowledges this risk, saying that the noise levels "could be higher than the typical night-time typical background noise levels." But no mitigation proposals are included
- In this quiet rural village noise levels are commonly close to zero (approximately 20 dB) and so it is important that high efficiency Air Source Heat Pumps are installed with the lowest possible noise levels and additional mitigation measures.

**SDNP/22/06002/HOUS: Garth Cottage, 26 High Street: Two Storey Side Extension replacing the existing single storey extension. Existing pedestrian gate moved and wall repaired with like for like materials. Rear single storey roof replaced and insulated with new roof lights. New windows in existing dwelling. Internal Alterations.**

After discussion it was agreed that the Parish Council has no objections to this application but would ask for a number of comments and observations to be taken into account:

- Biodiversity and Ecosystem Services: It was felt that the application could include greater contributions to these matters as few positive improvements appear in the application. New extensions and new buildings in the parish should enhance biodiversity by including bee bricks, bat tiles and swift boxes. Also the encouragement of pollinators and water collection could possibly be enhanced. Climate responsible heating and cooling with high levels of insulation are also generally encouraged.
- Dark Night Skies: with the village lying in a sensitive pinch point location the International Dark Skies Reserve, all applications should minimise light spillage and pollution. Low transmittance glass is generally sought and it was noted that this application is proposing to have automatic blinds on the new roof lights. It was also noted that no external lighting is being proposed.
- There did not appear to be any references to the Buriton Village Design Statement which is an adopted Supplementary Planning Document which should be taken into account as

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a material consideration in all planning applications. It was noted that the Pre-App advice had only referred to the South Downs Design Guide whereas para A.22 of that Guide stresses that it should not be assumed that its general design guidance would override local guidance in a VDS. It was agreed to draw this point to Pre-App officers at EHDC.

- It is important that comments or concerns raised by neighbours are taken into consideration when determining this application.
- Whilst the Parish Council relies on the expertise of the District Council's Conservation Officer on applications in the Conservation Area, in this instance there is some information about the history of the building that could usefully be passed on.

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 7.20pm

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