



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Tuesday 25 April 2023.

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

Apologies: none.

1. Cllr Johnston opened the meeting.
2. **Declarations of interest:** All Councillors declared that they knew the applicant of SDNP/23/00647/HOUS as a member of the parish council. 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/21/06431/FUL: Application from Recharge One for eco pods, shops and electric charging points on land at A3 junction (Greenway Lane / Causeway). The Inspector has allowed the appeal by the developers. It was understood that SDNPA had explored the possibility of a Judicial Review of the decision but had decided that there were not likely to be sufficient grounds. It therefore seems likely that the site will be developed but there are many Conditions attached to the Planning Permission which should be monitored closely. It was agreed that the Parish Council should write to the Planning Inspectorate (with a copy to SDNPA) about the road safety concerns and risks of fatalities at the slip roads which appeared to have been dismissed lightly by the Inspector.

SDNP/21/05482/PA16: Proposed 15m Telecommunications structure adjacent to Kiln Lane. This appeal has also been allowed. Councillors all felt that this was another disappointment for all concerned after a great deal of community effort and local knowledge. It was noted that the Inspector agreed that the proposal would have an adverse impact on the landscape character of the National Park and he felt that such harm carries substantial weight. He also acknowledged that the proposal would be out of keeping with the area's historic and rural character, would not preserve or enhance the setting of the Conservation Area and would be detrimental to the unique and distinct landscape setting of Buriton village at the foot of the Buriton scarp. But he concluded that all this harm would be outweighed by the scheme's public benefits (primarily EE users on trains passing through in less than 40 seconds).

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

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

SDNP/22/06002/HOUS: Garth Cottage, High Street. Decision Pending

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SDNP/23/00580/LIS. Listed Building Consent for internal wall at Trinity Flint Barn, Weston. Application Approved

SDNP/23/00709/HOUS. Replacement doors and windows with similar but double glazed units. 2, Monks Walk. Application in Progress

SDNP/23/00718/TCA. Fell 2 Leylandii trees at Karnten House. Approved.

SDNP/23/00952/DCOND. Land at Greenway lane. Discharge of conditions 11 (hard landscaping) and 12 (Planting). Application in Progress

Construction of 10 new homes at Greenway Lane: We continue to monitor the site and the work being undertaken. It is currently noted that there are frequently cars parked along the roadside on Greenway Lane in dangerous locations. Joel Harris (Site Manager), Doug Jones and Maggie Johnston are to meet on site to discuss issues and progress with the building works on 9th May at 11.00am.

Affordable Housing Allocations: We have continued to liaise with EHDC about adjustments to the allocations processes so that the selection criteria would allow all families with a connection to Buriton to be considered for the four new homes in the Greenway Lane development, even if it means allowing them to transfer from Housing Association houses elsewhere in the District. We have explained that this approach would still result in a net gain of four houses in the local area which would be available for others with housing needs: the houses would simply be in different places (perhaps closer to where the other families would wish to be). Our suggestion is that this adjustment to the current processes might only apply when new homes are being built, as part of an incentive for a community to accept new housing development. However, EHDC's Housing Development Manager's response is that this idea is unlikely to be possible. He says that he understands the arguments in favour but says that there is no longer any 'transfer register' and that all allocations must go through Hampshire Home Choice, with the scheme of allocation / framework having been agreed by all the partner Local Authorities and approved by their respective Cabinets. Councillors will be very interested to see if any of the four new affordable homes currently being built will be occupied by anyone with a connection to Buriton. It was agreed that, in the meantime, a letter would be sent to EHDC explaining that the current situation is disappointing and that the outcome of these four new homes could affect the community's willingness to accept more housing development in the future if there is little/no chance of local families being able to occupy new affordable homes.

Review of South Downs Local Plan: The South Downs National Park Authority has recently commenced a Review of its Local Plan. As part of this exercise it is carrying out an Open Space Assessment and an updated assessment of Settlement Facilities across the National Park. The Parish Council has responded to these assessments by the required date of 6th April.

Emerging proposal: it is understood that the 'Greenway Park' proposals for a new hotel and cycling centre at the junction of the A3 and Greenway Lane have now been submitted to SDNPA as a Pre-App enquiry. Following a request from the Parish Council, information about the results of the consultation exercise have been received with separate figures for responses made at the exhibition (held in Petersfield) and those made on-line/by Freepost:

	Neutral	For	Against	Totals
TOTAL	3 (5%)	13 (20%)	48 (75%)	64
Exhibition	2	11	8	21
Online / Freepost	1	2	40	43

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4. Applications for consideration at this meeting

SDNP/23/00647/HOUS: Single storey side extension at 12 Sumner Road.

After discussion it was agreed that the Council would not object to this application but would make comments about (1) the importance of Dark Night Skies and minimising light spillage or pollution by requiring low transmissible glass in any new large areas of glass; (2) the importance of biodiversity and the expectation that any new extension or new building in the parish is expected to enhance biodiversity opportunities by including, but not limited to, bee bricks, bat boxes, swift boxes, the encouragement of pollinators and water collection; (3) the importance of taking all comments or concerns raised by neighbours into account when EHDC makes its decision; and (4) the importance of taking the guidance in the Village Design Statement into account when EHDC makes its decision particularly as this extension would be visible from the public road.

SDNP/23/01329/FUL: New Development of 54 new houses on land west of the Causeway.

After discussion it was agreed that the Parish Council should submit comments about this application in Petersfield, drawing upon the points identified at the Pre-App stage. In particular the development should provide a suitable route for cyclists (so that they don't have to use the Causeway itself).

A new application has been received on the 24th April (**SDNP/23/01317/HOUS**) to re-arrange rear steps at 34 High Street. As this application had not been listed on the agenda for this meeting it was agreed that it should be formally considered at the forthcoming Parish Council meeting on 15 May.

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 7.05pm

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