



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Thursday 10th August 2023.

Present: Tom Wheeler, Maggie Johnston, Doug Jones and Helen Hill.

1. Tom Wheeler welcomed everyone to the meeting. There were no declarations of interest.

2. Updates on current planning matters

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

SDNP/22/06002/HOUS: Garth Cottage, High Street. Application approved.

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

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

SDNP/23/00647/HOUS. Single storey Side Extension at 12 Sumner Road. Application in Progress.

SDNP/23/02429/HOUS and SDNP/23/02430/LIS: Trinity Flint Barn, Weston Lane, Weston: alterations to dwelling and provision of new garden office, with associated landscaping. Decision Pending.

SDNP/23/01905/HOUS and SDNP/23/01906/LIS: 2 Trinity Barns, Weston Lane, Weston: extend the French door access in the kitchen from 1.85 to 3.0 metres and change/replace the kitchen window frame. Application approved.

SDNP/23/02437/TCA: The Old Rectory, High Street, Buriton - T62 - Beech - Reduce crown spread. No objection.

SDNP/23/02436/TCA: The Old Rectory, High Street, Buriton - Tree works to trees within a conservation area (TPO ref:(EH27)76) namely: 01- Yew: Reduce height from 7m to no less than 5.5m and spread from 4m to no less than 2.5m. Reason: to contain size at front of listed building. 02- Yew: Lift crown over drive to give 4m clearance. 28- Sycamore: Remove tree to reduce risk and replace with another Sycamore. No objection.

SDNP/23/02497/TCA: 55 Bones Lane, Buriton - T1 - Yew Tree - Crown Lift 6 metres from ground level. Reduce spread from 11 metres to approx 5 metres spread. The Parish Council had objected to the original scope of works proposal. Subsequent to a site visit and meeting with the owner and tree surgeon, this has been altered to thin the crown to free cables from restriction and approved.

SDNP/23/02721/HOUS: replacement single-storey rear extension, and internal layout alterations following demolition of a rear conservatory at 7 Greenway Lane. Application in progress.

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10 new houses at Greenway Lane: discharge of conditions. It was noted that the Parish Council had received copies of correspondence from two households adjacent to the new development, both reporting complaints about how the implementation of the planning permission appeared to be varying from the approved designs and layouts. The email messages had been sent to officers at the South Downs National Park Authority (some as long ago as 4th July) but no replies appeared to have been received. The issues raised included the height and location of green-roofed garden sheds; the external lighting; and the size and positioning of a window (and reductions in tree cover) raising privacy and other issues. It was felt that these were all important issues that the Planning Authority should address and seek rectification before building and landscaping works were completed. It was agreed that the Clerk should contact senior officers at SDNPA about these matters.

There had been no recent updates from SDNPA about the draft Re-Naturing or Climate Care case studies. SDNPA officers would be asked for updates.

3. Applications for consideration at this meeting

SDNP/23/02542/HOUS solar panels at Copyhold Cottage, Weston: the principles of this sort of climate-friendly development were supported. It was noted that this site was well screened but other sites could have visual implications in the landscape. The new hedge providing additional screening and biodiversity improvements was welcomed but it should be of native species which are wildlife friendly. Comments or concerns raised by neighbours should be taken into account by the planning authority when considering this application.

SDNP/23/03128/TCA removal of conifers at 6 High Street, Buriton: it was agreed that there would be no objection to the removal of these trees which are not local species. Their removal will affect views in the heart of the conservation area and replacements should be considered. Native trees of a more suitable size would be appropriate such as field maple or wayfarer tree. It was noted that there is a third conifer that could also be considered for removal or reduction as it is very large for its location. Comments or concerns raised by neighbours should be taken into account by the planning authority when considering this application.

SDNP/23/03195/SCREEN: New pipeline from Buriton Water Treatment Works. It was felt that the Parish Council must rely on comments made by experts such as the County Council Ecologist as the route could affect SINC's, Ancient Woodlands, trees, hedges, field margins, watercourses and a wide range of species. Their comments would be reiterated. It was also felt that the CEMP must be very thorough private land and close to a number of dwellings: those affected must be protected from noise and disruption. It was felt that lessons should be learnt from other recent projects through the South Downs such as the Esso Pipeline and the Rampion Project which have both left scars on the landscape. The Parish Council would not wish to see that sort of legacy from this pipeline. In addition, road closures should be as brief as possible due to limited access into and out of Buriton. Local farmers must be able to access their land and animals at all times. It was noted that there was a discrepancy between the location plan (which showed the pipeline running north of Binden Cottages) and the detailed drawings (which showed it running south of these cottages). Comments or concerns raised by neighbours should be taken into account by the planning authority when considering this application.

4. **Public comments on the above applications:** there were none.
5. **The Committee's decisions on the above matters:** as above.
6. **Date of next meeting:** as / when required (no other current applications)

Meeting finished at 6.55pm

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