



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Wednesday 22nd November 2023.

Present: Tom Wheeler, Hellen Hill, Maggie Johnston, Doug Jones
Apologies: Emily Bird

There was one member of the public present.

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/23/00952/DCOND: Land at Greenway lane. Discharge of conditions 11 (hard landscaping) and 12 (Planting). Application still in progress. It was noted that there are now 3 properties occupied and the four affordable houses are being offered to tenants. Discussions identified a number of issues that have been raised with SDNPA planners over recent weeks but which have yet to be answered. It was agreed that another letter should be sent. It was also agreed that Hampshire Highways Department should now be asked to consider reducing the speed limit along Greenway Lane as the ten new houses are outside the 30mph area.

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

SDNP/23/03240/HEDG and SDNP/23/03238/HEDG: New pipeline from Buriton Water Treatment Works. Decision Pending

SDNP/23/03981/LIS: New windows at Manor Cottage North Lane. Decision Pending

SDNP/23/04226/FUL: Storage containers and Kitchen vents at the Nest Hotel. Application in Progress

SDNP/23/03638/FUL: Land to west of the Causeway, for 54 new houses. Application in Progress

Phone Mast: it had not been possible to find out any information about the approved phone mast for Kiln Lane although the field had recently been sold to unknown purchasers. Permission for the Mast lasts for 5 years from the date of the application (February 2021)

Buriton Pond: it was agreed to ask the ecologist suggested by HCC's Bee King to inspect the health of the village pond, with Laura Carney offering to attend as well.

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A meeting of the Butser Hill Quarry Liaison Group had been held on 21st November. Maggie Johnston and Doug Jones had represented the Parish Council with staff from SDNPA and from TJ Transport. The main feedback was as follows:

- TJ had eventually obtained their EA permit but the project is now running about two years late, suggesting that completion is likely to be in 2030 rather than 2028
- Changes in the construction markets was causing variation in the amounts of incoming materials which may also affect the completion date
- There is currently tipping at the southern end of the site with chalk extraction and recycling of materials at the northern end
- The power cable near to the ancient Lime Kilns has been re-routed but trees are still growing amongst the kilns which still need to be resolved so that the kilns can be repaired and restored as agreed
- It was noted that Condition 28 (SDNP/22/04352/DCOND) had been partially discharged with more information yet to come. Old photographs from the village's archives were offered to help with Interpretation Panels
- There had been no recorded complaints from any sources since the last Liaison Meeting but it was recalled that during the last winter some water had flowed across the A3 slip-roads which could have been dangerous if it had frozen. TJ agreed to keep a close eye on this matter in the months ahead
- TJ confirmed that they would be willing to consider helping with Buriton's Climate & Nature initiatives if this could ever be helpful.

3. Applications for consideration at this meeting

SDNP/23/04425/TCA: *6 High Street, Removal of 2 Conifers and canopy raise of 2 Indian Bean trees.* It was agreed that there were no objections to this application but that it would be important for the planners to consider any comments or concerns raised by neighbours.

SDNP/23/04381/HOUS and SDNP/23/04382/LIS: *New swimming pool at Trinity Flint Barns, Weston.* It was agreed that there were no objections to this application. The Conservation Officer's comments were noted: that the application was proposing to use high grade building materials and as such will not be detrimental to the setting of the buildings; and that the pool itself being 'dark' in colour will fit into the surroundings. Close monitoring of the construction to ensure that the proposed materials are used will be important. It was also agreed that it would be important for the planners to consider any comments or concerns raised by neighbours

SDNP/23/04270/OUT: *an outline planning application for the construction of a hotel and a cycle centre with all matters reserved except for the access off the B2070; on land North-East of the A3 Northbound Interchange.*

The Committee confirmed that it would discuss this application but refer their thoughts to the forthcoming meeting of the full Parish Council so as to allow all Councillors to make their comments and then agree the contents of the Council's submission on this significant application.

The Committee felt that a letter should be sent to National Highways whose initial response is to raise no objection. The dangers of the A3 slip roads had been highlighted in the Council's submissions to the ReCharge One Appeal Inquiry and these would be drawn to the attention of National Highways again as this proposal would add many more traffic movements, in addition to all those envisaged for ReCharge One. It was felt that perhaps Highways England had not taken any account of the ReCharge One scheme.

Comments made on the application included the following:

- The applicants argue that this planning application is partly justified on the basis that it will provide a new cycling centre which will encourage sustainable travel. But the cycle

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centre would duplicate similar facilities nearby (at both the QECP and at two places in Petersfield) and it would not take account of flaws and safety issues with the local active travel infrastructure; the proposed development would not encourage sustainable tourism

- There are serious fears about adverse effects on The Nest and The Five Bells which both rely on overnight stays and on providing café and restaurant facilities. The village could be left without any pubs but, as both are registered as Assets of Community Value, the Policy SD23 (f) should carry great weight
- The South Downs Visitor Accommodation Review dates from 2014 and it was this Report which led to the statements about a shortage of accommodation in Petersfield and along the South Downs Way. But, since then, the Nest Hotel has more than doubled the number of rooms it has (now 14) and the Five Bells has added 2. In addition there are the 60+ lodges at Re-Charge One that have been approved recently. It is therefore felt that any shortage of accommodation in this area have been provided over the last 9 years
- In addition, if the 2014 Report was arguing that accommodation is needed in Petersfield (a sustainable location with rail and bus services etc), then approving yet more accommodation outside the town is likely to reduce the chances of anything ever coming forward in the town
- There are felt to be adverse effects on landscape character with visual harm. The Planning Inspector at the ReCharge One Appeal Inquiry concluded that because that facility is due to be entirely encompassed by the A3 trunk and slip roads, it can only be judged as being a part of the trunk road itself rather than having reference to the broader landscape through which the road passes. No such argument exists for this proposed hotel. It is entirely outside the curtilage of the trunk road and therefore would have to be considered on the merits of a large new development in open countryside.
- The proposal would fill in a second area of the land that directly surrounds the roundabout. This would form a busy urban-style, built-up hub at the roundabout creating a large agglomeration (when added to Re-Charge One) in a countryside location, outside settlement boundaries. This should also be classed as overdevelopment
- This area of land has not been identified as development land in the local plan. For development to take place there has to be an overriding need for it. There is no such justification in this location which is part of the landscape and environment that the SDNPA was specifically set up to conserve and enhance
- The proposal would reduce the gap between Buriton and Petersfield (allied to the creep of residential development along / close to the Causeway (B2070) south of Petersfield) and would adversely affect the rural community of Weston significantly
- There are fears about adverse effects on Dark Night Skies with yet more development in a crucial 'pinch-point' part of the International Reserve. It is notable that the Hampshire Astronomical Society and the Clanfield Observatory has objected and that the National Park's dark skies expert also has concerns
- Issues of excess water, drainage etc, which the current field attenuates, have also been raised by parishioners
- It was felt that a number of SDNPA Local Plan Policies should provide reasons for refusing this application.

4. Public comments on the above applications: Ally Kennedy of Luminate Consultancy, attending on behalf of the applicants, was invited to speak and made a number of points, including:

- a number of the issues discussed by Councillors could be covered by Conditions attached to a grant of Outline Planning Permission. They would then have to be addressed in detail at the subsequent 'Reserved Matters' application
- there were already discussions with the relevant organisations about drainage

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matters

- He felt that that there would be benefits to the community through jobs, the use of a local cycle hire facility and local economic benefits
- He reported that the application was obtaining support from Sustrans and other cycling organisations and also, potentially, from the Chamber of Commerce
- He also reported support from the public consultation process although there were more people opposing the proposals than supporting them
- He offered to send more information to the Parish Council in time for the forthcoming decision-making meeting and this offer was welcomed.

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 7.15pm

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