



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 23rd October 2023.

Present: Tom Wheeler, Helen Hill, Maggie Johnston, Emily Bird
Apologies for absence: Doug Jones

Emily Bird did not attend the item on 'the Nest Hotel' having declared an interest.

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). Pending Consideration
Various questions have been asked over the last few weeks. Most have been answered. Outstanding answers will be checked. It was noted that 2 properties are occupied and 2 more are due to be occupied soon.

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 sewage pipeline from Buriton to Petersfield. Applications in Progress

Applications for consideration at this meeting

SDNP/23/03981/LIS - Manor Cottage, North Lane: Listed building consent for the replacement of existing windows.

It was felt that the window frames should be slender and that this seems to be what is being proposed. It was agreed that the Parish Council has no objection to this application but any comments from neighbours should be taken into account by EHDC.

SDNP/23/04226/FUL - The Nest Hotel, Petersfield Road, Buriton: Proposed retrospective storage containers, external extractor flue and proposed kitchen and patio canopies.

It was agreed that the following comments would be made on this application:

- We would like to see more planting to soften the appearance of the containers and the fencing.
- We welcome the fact that the containers are intended to help enhance the business (storage for bikes etc)
- The Ecosystems Services Statement (under "Actions") seems to be referring to "Proposed Ground Floor side extension and link, alterations to floor plans and detached car port outbuilding" and the list seems to contain lots of things not being proposed in this application: double-glazed windows, new lighting etc. This would appear to be a mistake.
- We do not wish to see any additional external lighting.
- Views of neighbours should be given serious consideration.

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SDNP/23/03638/FUL: 54 dwellings off the Causeway Petersfield.

Although not formally consulted on this application, it was felt that the Parish Council has an interest in this development as it potentially affects the access to / from Petersfield for walkers and cyclists along the Shipwrights Way.

At present the main provision for foot and cycle access is along the busy Causeway. This is a poor route for cyclists, with intermittent provision of an 'in road', narrow cycleway, and poor and dangerous for pedestrians and those using mobility scooters or pushchairs. More than one of our parishioners and indeed one of our Councillors have had cycling accidents on the Causeway.

Safety is important in people's minds when deciding how to access the town. If a route is not safe, many people will use a car.

The Parish Council was keen at the Pre-App stage to see good links provided through this new development to cater for cyclists and walkers.

The layout in this development must provide a strong pedestrian/cycleway link from the site into the Larcombe Road area. That area is immediately north of the site and has quiet roads and safe footpaths: ideal for access to the town centre. This would fit with the aims of the Petersfield LCWIP (Local Cycling and Walking Infrastructure Plan) and would ensure that most residents wishing to walk or cycle to the town centre, or the schools, would take that route rather than use The Causeway.

This would benefit cyclists and pedestrians from Buriton and other outlying areas, making a great improvement to the current access into Petersfield and encourage more people to move away from using their cars.

Proposals relying on the use of narrow, unmade footpaths (which are muddy for some of the year) should not be permitted as they would be unsuitable for families trying to get to the town centre or school.

In addition, no new access onto the Causeway should be of a form or design which would impede or cause safety concerns or conflicts for cyclists or pedestrians.

Parish Councillors had also noted the strong words in the SDNPA's Pre-Application Advice (dated 9 May 2022) and feel that all the important points made in that letter must be followed in order to ensure an exemplary form of development which is required for any new housing development in this National Park. Important points include, but are not confined to: providing adequate evidence that the design, layout, massing and scale of the development is genuinely landscape-led; restricting development to the area of land identified in the adopted Development Plan; providing an acceptable mix of housing; ensuring that drainage and ecological considerations are thorough and robust; committing to all aspects of sustainable construction; and ensuring that transport proposals are not parking-led and that they cater for cyclists and pedestrians in an exemplary fashion. As a result it was felt that the SDNPA's Landscape, Design and Conservation Officers' views should carry great weight.

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