



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 11th March 2024.

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

1. Tom Wheeler welcomed everyone to the meeting. There were no declarations of interest for this meeting but Maggie Johnston reported that she would not take part in any discussions about a forthcoming application (SDNP/23/05398/HOUS). It was noted that Cllr Lloyd had recently been coopted onto the Planning Committee to attend if/when the meeting would not otherwise be quorate.

2. Updates on current planning matters

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

SDNP/23/00952/DCOND: Ten new houses at Greenway Lane: Discharge of conditions 11 (hard landscaping) and 12 (Planting). Application still in progress. It was noted that HCC's Highways Department had refused to consider reducing the speed limit along Greenway Lane, even though the new houses are outside the 30mph area. It was also noted that the County Council's ecologist has made comments about this application which seem to support some of our comments. It was agreed to contact the ecologist about the Parish Council's other comments. Requests had been made to Imperial Homes in January to ask if a visit might be arranged before construction of the Passive House was completed so that interested residents could learn about these buildings, their construction and their special features. The Construction Manager, Chris Sheehan, had replied saying "This is not something that Imperial homes offer. The house is closed up and there is nothing to see." Following further requests, Company Director Richard Paine had replied on 23rd January explaining that it would not be possible to offer a site visit to the Passive House because Imperial Homes "are currently working hard to try and complete this very challenging build which has already significantly overrun because of its complexity, and we need to fully concentrate our resources on completing the unit which is now reserved for the purchaser." Councillors noted that, some seven weeks later, little further work appeared to have taken place with construction seemingly stalled again with no windows or doors yet fitted.

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. Decision Pending

SDNP/23/03981/LIS New windows at Manor Cottage North Lane. Application approved

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

Initial

Sign & date final page

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

SDNP/23/04270/OUT - North-East of A3 Northbound Interchange Petersfield: Outline planning application for the construction of a hotel (Use Class C1) and a cycle centre (mix of flexible Use Class E(a)(b)(c)) with all matters reserved except for access from B2070. Application in progress

SDNP/23/04425/TCA - 6 High Street Buriton: T1 large conifer tree - to be removed to ground level. T2 conifer tree - to be removed to ground level. T3 and T4 Indian bean trees - Reduce crown height by 1.1.5 m, leaving a crown height of 3-4m, Reduce crown spread by 1-5 m leaving a crown spread of 3-4 m. No Objection

SDNP/23/04381/HOUS – Trinity Flint Barn, Weston: New swimming pool; removal of pergolas and formal planting and replacement of concrete terrace and paving with stone. Application Approved

SDNP/23/04382/LIS – Trinity Flint Barn, Weston - Listed building consent - New swimming pool; removal of pergolas and formal planting and replacement of concrete terrace and paving with stone. Application Approved

SDNP/23/04736/FUL: Proposed new semi-detached dwelling-house at 2 Glebe Road, Buriton, GU31 5SB: Application withdrawn

SDNP/24/00135/NMA: to change and relocate a first floor window to the south eastern elevation, and relocate a window on the western elevation relating to Planning Approval SDNP/21/02014/FUL (Land at Greenway Lane, Buriton). Non-material amendment approved. It was noted that although the Parish Council had objected to this proposal no local residents had submitted any comments or objections.

Work at Buriton Sawmill site: a number of Parish Councillors had recently noticed increased activity at this site and it was agreed to write to the Planning Authority to check whether all necessary authorisations are in place.

South Downs Parish Workshop: it was agreed that Doug Jones should attend the forthcoming SDNPA workshop to represent the Parish Council and report back. The previous Workshop meeting had suggested that all Supplementary Planning Documents would cease to be part of the Government's new planning system, including the SDNPA's Design Guide and all Village Design Statements. It was felt that this loss of local bespoke VDS details, resulting from lengthy detailed study of local characteristics and qualities, would be detrimental to the quality of design in the National Park.

3. Items for consideration at this meeting:

SDNP/24/00591/TCA. Remove Mountain Ash tree at Karnten House. It was agreed that the Parish Council has no objection to this application but the planting of a new native tree in the grounds of Karnten House to replace this diseased tree should be encouraged. Any comments or concerns raised by neighbours should be taken into consideration by the planners when determining this application.

Initial

Sign & date final page

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SDNP/24/00121/HOUS: 14 Sumner Rd Buriton: Replace conservatory with single storey extension. It was agreed that the Parish Council has no objection to this application but would wish for a number of important matters to be taken into account:

- **Dark Night Skies:** Buriton lies within the SDNPA's International Dark Skies Reserve, sitting in a very sensitive location in the pinch point linking the major areas of the reserve. As a result it is vital that we minimise any light spillage or pollution from all new extensions or buildings. In this case as the new building replaces a conservatory we are pleased that there should be a reduction in overall light emissions.
- **Biodiversity:** In any new extension or new buildings it is expected that enhanced biodiversity measures will be undertaken. These include, although are not limited to, bee bricks, bat boxes, encouragement of pollinators and water collection. Climate responsible heating and cooling (e.g. heat pumps or solar panels) together with high levels of insulation are also required where applicable.
- **Neighbours:** Any comments or concerns raised by neighbours should be taken into consideration by the planners when determining this application.
- **Village Design Statement:** The Parish Council expects that the new building will conform with all the applicable parts of the Buriton Village Design Statement.

SDNP/24/00588/CND: Re-Charge One (land at A3 Junction): Change of conditions.

Councillors had found a number of issues which seemed to be changing the proposals quite significantly and it was felt that some of these should not be sought by a 'change of conditions' application as they may need a new planning application. The changes discussed included the following: The installation of mezzanine floors in the earth sheltered building was felt to be unacceptable as it would increase the commercial area significantly (with traffic and other implications) and it would also reduce the meadow area and create a much less undulating surface. A new use, a 'health spa', seems to be being added which would also change the nature of the development as well as attracting more traffic. And there now appear to be 2 cafes and a restaurant which would add to the threats to local the pubs/inns in Buriton village. As well as being larger, the lodges seem to have additional roof lights and larger windows. These would all have to be low transmittance glass as well as fitting with automatic blinds. When added to the larger solar panels, this could raise issues of visibility and glare. It was felt that the single photograph of the site from the slopes of Butser Hill was very selective, unrepresentative and unfair. New information in the proposals seems to indicate a significant reduction in the wattage / output achieved, even with the larger solar panels. If this is correct it would be very disappointing and would require explanation. Some of the lodges now appear to include hot-tubs which is another significant change from the original proposals and which may not have been acceptable to the Planning Inspector. This raised questions about the amounts of water being used every day, chemicals added to ensure cleanliness (and the discharge of these contaminants every day), the sources of the power needed to heat all the hot-tubs etc. It was questioned whether the development would be entirely off-grid as supported and approved by the Planning Inspector. There were also questions about whether uses on the site would still be powered by using waste methane from local farms. The new proposals include provisions for HGVs to bring biogas to the site in cylinders which might open the door to supplies of biogas being brought from many miles away. The concerns of drainage experts were noted and it was felt that these were important and needed to be addressed by the applicants. With the changing climate, flooding on the road immediately adjacent to the site could be a serious issue. It had flooded on the night of 3rd-4th January 2024 with a number of cars being stranded and abandoned in deep water. Removing a significant meadow area which currently absorbs and holds back rain water could add to these risks. Overall it was felt that the Parish Council should object to these changes and it was disappointing that the 'green credentials' of the site were already appearing to decrease in so many ways.

Initial

Sign & date final page

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Note for future discussion: SDNP/23/05398/HOUS: Installation of 28 solar panels at Tithe House, Buriton.

- 4. **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 7.15pm

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Sign & date final page