



## Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Monday 2<sup>nd</sup> September 2024.

Present: Helen Hill, Maggie Johnston, Doug Jones

1. Declarations of interest: Doug Jones declared that he had interests in the item about SDNP/24/03123/LIS and he would leave the meeting for that item.
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 Ecology team are asking for amendments to ensure the landscaping remains as originally designed and that this application is not discharged until these requirements are satisfied.

**SDNP/23/00647/HOUS.** Single storey Side Extension at 12 Sumner Road. Application still in Progress. It was noted that the planners are saying that this extension is too large to be allowed (mainly because the removal of the conservatory does not assist with the overall new area calculations due to it being "insubstantial"). They are suggesting that the applicants either withdraw the application and resubmit or accept refusal.

**SDNP/23/03240/HEDG** and **SDNP/23/03238/HEDG.** New sewage pipeline from Buriton to Petersfield. Decision Pending

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

**SDNP/24/00588/CND.** Land to the North of A3 Junction (ReCharge One Development) Change of conditions. Application still in Progress having been deferred at the National Park's Planning Committee Meeting in July

**SDNP/24/01143/LIS** and **SDNP/24/01142/HOUS:** Repairs and alterations to barn at Deans Farm Widow Knights Copse Buriton. Applications Approved

**SDNP/24/01608/FUL** New Semi Detached property at 2, Glebe Road. Decision Pending

**SDNP/24/01884/HOUS** Extensions to North Lodge Ditcham Application Approved

**SDNP/24/01929/HOUS** 2 new roof lights at 2, Monks Walk. Application Approved

**South Downs Local Plan Review Consultation:** there was a detailed discussion about the current consultation with an approaching deadline. It was agreed that a submission should be made but reference would be made to the fact that notification of the consultation had been received too late to consult the wider community at any of the village's main events:

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the Earth Day, School Fair and Fun on the Farm events. Reference would be made to the last submission made by the Parish Council (which had been able to draw upon a series of community events) and points would be reiterated. Points would also be made about: retaining Village Design Statements as formal Supplementary Planning Documents; being wary about pressures for new housing, including targets, spreading inside the Park or affecting boundary areas because conserving and enhancing nationally protected landscapes for future generations should remain a top priority; ‘in-person’ opportunities for Parish Councillors to ask questions and discuss emerging policies and housing allocations remain vital because on-line alternatives rarely provide satisfactory opportunities for such important and complex matters; understanding grass roots issues is vital to the planning system; the contents of the Project Initiation Document, the Local Development Scheme and the Statement of Community Involvement; the lack (due to the online nature of the consultation) of opportunities to make important points about climate change, energy, transport, green infrastructure etc. It was felt that a letter should be drafted so that the Parish Clerk could make these points to SDNPA. In response to the ‘scope of the local plan’ questions it was agreed that: the distribution of development should be on sites within or adjacent to primary settlements or on brownfield sites; that it would be very important for the Local Plan to make development fund local facilities, nature recovery measures, be net zero in emissions and include a high proportion of affordable housing; and it would be important for development to support farmers diversify and to provide opportunities for access and enjoyment. It was agreed that the five key issues for the plan to address were: biodiversity, affordable housing, climate change, landscape and the rural economy. It was agreed that outcomes of the local plan are more important than the words in the plan – and that the outcomes of the new development site in the village have been disappointing in a number of respects: Policy SD62 of the plan explicitly stipulated that the site layout should not include opportunities to provide future vehicular access into adjacent fields and that a new public footpath alongside Greenway Lane should be provided. The planning permission granted ignored both these important matters. In addition, many changes have been made by the developers since the grant of planning permission, including: permitting dozens of external lights when the original scheme only included three, changes to important landscaping requirements and to the details of building designs and finishes.

### 3. Applications for consideration at this meeting:

**SDNP/24/03097/HOUS: Keepers Cottage, 26 Petersfield Road, Buriton: Single storey extension.** After discussion it was agreed to make a number of comments on this application. It was pleasing to note that there had been a formal pre application by the applicants and that the planners had provided a very thorough response. This stage of the planning process can often help improved applications emerge. It was not, however, clear on this occasion whether the design and access statement covered all the relevant policies listed in the pre-app comments. In addition, the height of the roof of the extension was not clear nor was the planned finish to all the walls that are not glass. The finish could become important if the fence dividing the property from its neighbour should fail for any reason. As Buriton lies in a very sensitive pinch-point location within the SDNPA’s International Dark Skies Reserve it is always vital that light spillage or pollution from new extensions or buildings is minimised. As this application has large areas of glass, the glass introduced should be low transmissible glass to ensure that light pollution is minimised. Also, in any new extension or new buildings it is expected that enhanced biodiversity measures will be included. These could be, but are not limited to, bee bricks, bat boxes, encouragement of pollinators and water collection. High levels of insulation are also required. It was pleasing to see the proposal for bird boxes and water collection but there were concerns about the potential risks of surface water flooding from increased run-off which the District Council’s drainage expert had noted. Satisfactory drainage systems for both foul and surface water would be important. It was also felt that bat boxes and bee bricks could be considered for this application. As usual, it would also be important for the planners to take into account any

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comments or concerns raised by neighbours when considering their decision on the matter. The extension would be very close to the neighbouring property and it was difficult to be sure of the height of the roof above the fence. Similarly, the planners should have regard to the relevance of guidance in the Buriton Village Design Statement which is an adopted Supplementary Planning Document. It was noted that an unusually high number of comments had been submitted by residents on this application, referring to how they take an interest in developments in the village. This pool of people may be interested in joining the Parish Council to help the relatively small number of current volunteers.

Mr Jones left the meeting at this point.

**SDNP/24/03123/LIS: 29 North Lane, Buriton: Listed building consent - change of roof covering material.** It was noted that this was not a planning application as no planning permission for the change was required. It was agreed that the Parish Council has no objection to the application but that any comments or concerns raised by neighbours should be taken into account by the planners when considering their decision on the matter. Similarly, the planners should have regard to the relevance of guidance in the Buriton Village Design Statement which is an adopted Supplementary Planning Document.

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 7.10pm

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