

## BURITON PARISH COUNCIL

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THESE MINUTES ARE DRAFT UNTIL APPROVED AND AGREED AT THE NEXT MEETING  
**Minutes of a meeting of Buriton Parish Council held at Buriton Village Hall,  
at 7:00pm on Monday 27<sup>th</sup> January 2025**

**Present:** Cllr T Wheeler (Chair), Cllr A Bray, Cllr H Hill, Cllr H Myers, Cllr M Wright, District & County Cllr Mocatta and Mrs P Norris, Clerk.

**In attendance:** There were 9 members of the public in attendance.

### 1. Apologies for absence

Apologies were received from Cllr D Lloyd.

### 2. Declarations of Interest

Declaration of interest from Cllr Mocatta – as a Member of the South Downs National Park Authority, the Local Planning Authority for the area, I wish to make it clear that any views which I express today are based on information before me at this meeting and might change in the light of further information and/or debate at National Park meetings. This is to make it clear that I am keeping an open mind on the issues and cannot therefore be found to have predetermined any matter if it should come before me at the National Park for decision

### 3. To approve minutes from BPC meetings held on 25<sup>th</sup> November 2024.

The draft minutes of the meeting held on 25<sup>th</sup> November 2024 were approved as a correct record and the Chair will sign a copy for the Council's Minutes Book. **Action: Cllr Wheeler.**

### 4. Matters arising from the minutes of the meeting held on 25<sup>th</sup> November 2024.

- Monks Walk driveway: waiting for the building works to be completed.
- EHDC hedge along Petersfield Road – still on-going but the rubbish in the hedge at another property has been removed.
- Dog fouling: no stickers have yet been provided. **Action: Cllr Mocatta**
- Replacement of trees and other works at village pond: the Pond Management Plan has been received. The fish have been removed by the Petersfield and District Angling Club (PDAC), with the larger carp going to the pond in Nyewood and the smaller ones to Bo-Peep. The dead trees in the middle of the pond have been removed and the ditch on Pond Green cleared. Trees are going to be planted a bit further away from the pond and oxygenating plants put into the pond. Cllr Mocatta informed the meeting that it is hoped that EHDC will use their CIL money to put in silt traps. It was noted that the historical marker post which use to indicate where the carts could go into the pond to wash their wheels has disappeared, Cllr Mocatta will contact PDAC to see if they have it. Cllr Mocatta also said that once the pond is in excellent order it may be offered to the parish council again.
- Potential works to the Village Hall: the solar panels, the infra-red heating, new insulation and electrical car charging points have all been fitted and all the works are hoping to be finished on the 30<sup>th</sup> January 2025. The costs for the car charging have to be set and investigations are being carried out as to what is charged elsewhere. The costs paid out so far are attached to the minutes.
- On-line banking: Cllr Wright to set up his access to the bank. Form completed for Cllr Myers to be added and will be submitted. **Action: Clerk.**
- Nursery Garden – the key to the shed cannot be found but the shed has lost the roof felt so may have to be taken down.
- Consultation – to be reviewed.
- Fire Alarm – if this goes off the Hall Manager will be called first, followed by the Cllrs.
- Wi-Fi password – update from Cllr Lloyd
- War Memorial – reserve has been added

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- Pay increase – this have been implemented and backdated for the Clerk and the Village Hall Manager.
- Damage to VH door – The repair to the door was £200 but the hirers were not willing to pay, as a result the hirers were paying the village rate for hire which will now end and they will pay the full amount.
- Table Tennis Table – this has been added to the PC insurance.
- Kiln Lane rubbish pit- Cllr Mocatta confirmed that this is still being monitored but the officer said that there would be no water run off which would lead to the high levels of nitrates in the water quality of the pond. Cllr Mocatta to forward the email to a member of BEA

### 5. Chair's Update

The Chair stated that all updates were included in the agenda. However, he thanked Tim Speller, of Queen Elizabeth Country Park, is leaving his role after many years, he has worked continuously with the PC.

### 6. County and District Councillor's Reports

County and District Cllr Mocatta informed the meeting of the following:

- New Homes – the quota for the number of new homes in East Hampshire (not in SDNPA) has doubled and there will be significant development outside of the National Park.
- Devolution – a decision will be made on 30<sup>th</sup> January 2025 by HCC. If a unitary authority is proposed, it will happen over the next two years, this could have implications for Town and Parish Councils.
- Cameras along Greenway Lane – these have not been installed by HCC but by someone carrying out a survey. They will be temporary.

### 7. Finance and Accounts

- **Summary of Reserves** – Cllrs noted the summary of reserves.
- **Approval of receipts and payments from 1<sup>st</sup> November 2024 to 31<sup>st</sup> December 2024 for the Parish Council** – Cllrs approved the following receipts: 3 totalling £12,862.54 in the current account and 1 totalling £433.96 in the reserve account. Cllrs approved the following payments: 13 totalling £40,228.94 from the current account. Details of payments over £500 are attached to these minutes.
- **Approval of receipts and payments from 1<sup>st</sup> November 2024 to 31<sup>st</sup> December 2024 for the Village Hall** – Cllrs approved the following receipts: 18 totalling £2,243.70. Cllrs approved the following payments: 26 totalling £3,077.44. Details of payments over £500 are attached to these minutes.
- **Email Limitations** – Cllrs agreed to switch from the current host LCN to a UK-based Krystal. This is cheaper and will solve the issue with the size of the mailbox. **Action: Clerk.**
- **Mobile Phone** – Cllrs agreed to update the PC mobile phone and switch to a contract rather than a top-up. **Action: Clerk.**
- **CIL Funding** – SDNPA has opened up applications for CIL funding. Cllrs agreed to try and obtain funding for car park improvements. **Action: Clerk** to investigate.

### 8. Village Hall and Recreation Report

It was reported that:

- There are no bad debtors.
- All maintenance has been completed.
- Improvements to the Village Hall – covered in matters arising
- Tree – Cllr Myers has obtained quotes to deal with the tree that is split in two, unfortunately the tree is rotten and will have to be removed. Cllrs agreed to the quote from First Arboriculture for £500 + VAT, although the work may have to wait until the ground has dried out to allow

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vehicles to drive across the Recreation ground. It was requested that some of the wood to be stacked in the wildflower area to encourage insects etc.

- Cllrs agreed to allow a memorial native tree to be planted to replace the dead tree in the wildflower area but without a plaque, providing that the family take full responsibility for the watering. Cllr Wheeler agreed to stake the position. **Action: Cllrs Wheeler & Lloyd.**
- Intruder Alarm – during the improvements the alarm went off which the contractors eventually manage to deactivate. Advice was obtained from the insurers who advised that if the alarm was in place, it must be working and regularly serviced. Cllrs agreed to have the alarm removed. **Action: Village Hall Manager.**
- Outside Lights – there have been comments about the outside lights being on for a long time and sometimes not coming on at all. It was agreed that the sensors need to be checked following the improvements. **Action: Cllr Wheeler**
- Grounds Maintenance Contract – the 3-year contract with Idverde expires on 31<sup>st</sup> March 2025. Cllr Wheeler agreed to obtain three quotes for a further three years. **Action: Cllr Wheeler.**
- Painting – following the radiators being removed during the improvements, it was agreed that the hall needed to be decorated. It is hoped to apply for a CIL grant from SDNPA to cover the costs. **Action: Village Hall Manager** to obtain quotes.

### Open Forum

A parishioner thanked EHDC for their work on the pond and that the water has become clearer since the removal of the fish.

A parishioner said that they felt that the new heating system was working well and the users have been very positive.

A parishioner asked what steps are in place to notify the public of the consultation of the SDNPA Local Plan Review, especially with the potential site in Buriton. Cllr Mocatta stated that there is a public meeting in Petersfield Festival Hall on Wednesday 29<sup>th</sup> January 2025 at 6.30pm. He also informed the meeting that there is a public notification process that is used by SDNPA. He urged everyone to make individual comments on the SDNPA website. The PC has been sent posters promoting the consultation, these will be placed around the parish and added to Facebook.

A Parishioner asked if previous sites had been rejected if this information was available on the SDNPA website, it is. He also asked if the SDNPA gives the go ahead for 11 properties on the proposed site will it be easier to apply on the rest of the site. He also commented that with the new houses on Greenway Lane, the social housing properties were families, which was great, but the other properties are mainly people with no children which does not help the village school.

### 9. Planning

A planning report is attached to these minutes.

- **SDNPA Local Plan Review** – Cllrs reviewed points that were previously raised and agreed to these. It was felt that it was important to include the points raised when this land was last put forward for development as these are still valid. Cllrs agreed to object to this proposed development Site. **Action: Cllr Wheeler** to liaise with Doug Jones.
- **Greenway Hotel Appeal** – The applicants have lodged an appeal against the refusal by SDNPA for the outline planning application. Comments have to be submitted by the 14<sup>th</sup> February 2025, there is no date for the appeal hearing yet.

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### **10. Work for Lengthsman & Highway Issues**

- Cllrs asked for the Clerk to send the worksheet for the Lengthsman. **Action: Clerk**
- **Hedge on Green** – the brambles need clearing up around the hedge
- **Leaning Tree** – the tree on Network Rail land that is leaning into the recreation ground is still in place. **Action: Clerk** to chase.
- **Pot hole North Lane** – needs to be reported.
- **Salt Bin** – the bin on the corner of Glebe Road/Petersfield Road has become misshaped and now rain is getting in. Cllr Wheeler has been reported but it states that it is on planned works. **Action: Cllr Wheeler** to sent report number to Cllr Mocatta.

### **11. Rights of Way**

The Hangers Way at The Links is in a very dangerous condition. It was agreed that this needs to be reported to HCC. **Action: Cllr Myers.**

### **12. Update on Trees, Pollinators, Biodiversity and Climate Change Initiatives**

The BEA group have noted that the hedge along Kiln Lane has been cut but not the top. The inside of the hedge will need a light cut this year.

### **13. Correspondence**

A list of all correspondence is attached to the minutes.

**14. Date of next meeting:** The next meeting of Buriton Parish Council is on 31<sup>st</sup> March 2025.

At the conclusion of business, the meeting ended 8.50pm.

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Village Hall Improvements 2nd Phase					
Invoice no:	Invoice date:	Date paid:	Item:	Amount (excl VAT)	VAT
16421	25.10.24	11.11.24	Deposit 35%	£30,792.07	£6,158.41
16426	6.11.24	3.1.25	Commencement of works 15%	£13,196.60	£2,639.32
16470	28.11.24	3.1.25	Loft hatch	£450.00	£90.00
16427	6.11.24	3.1.25	Solar PV works 20%	£17,595.47	£3,519.09
16428	6.11.24	13.1.25	Radiant heating works 15%	£13,196.60	£2,639.32
16429	6.11.24	13.1.25	Insulation works 5%	£4,398.87	£879.77
16499	7.1.25	13.1.25	extras	£182.00	£37.00
				£79,811.61	£15,962.91

### Payments over £500

#### Parish Council

11/11/24	Executive Windows	£36,950.48	Deposit VH improvements
19/11/24	Idverde	£660.00	Grounds maintenance
11/12/24	Idverde	£660.00	Grounds maintenance
23/12/24	HMRC	£570.40	PAYE & NI quarter 3

#### Village Hall

11/11/24	Cleaning	£582.83
11/12/24	Cleaning	£582.83

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### **Decisions of the Parish Council Planning Committee meeting on Thursday 19<sup>th</sup> December 2024 at 6.00pm**

#### **SDNP/24/04023/FUL - Mapledurham House , Mapledurham Lane, Buriton:**

Replacement dwelling following demolition of existing dwelling with the creation of a new formal entrance drive, with associated landscaping, tree planting and reestablishment of the physic garden and orchard. Proposed alterations and extensions to outbuildings to create an ancillary annexe following removal of existing static mobile home. Proposed alterations and extension to the northern outbuilding following demolition of the modern addition to be used as ancillary accommodation (Self Build).

Buriton Parish Council has no objection in principle to this planning application. However we have the following comments to make : we feel the design could be softened with a plain clay tile roof. We would also like to emphasise the intention of the architects and builders to re-use original building materials from the existing house in the main structure of the new property so that the new building will be in keeping with this historical site. We have accordingly advised the architects on the suppliers of original stone from Chicks Grove Quarry in Wiltshire.

Buriton lies within the SDNPA's International Dark Skies Reserve. It is in a very sensitive location in the pinch point linking the two major parts of the Reserve. As a result it is vital that we minimise any light spillage or pollution from new development. External lighting should be minimised (and only downward facing) and any new large areas of glass, including all rooflights, should use low transmittance glass and, where appropriate, have automatic blinds operating after dark to ensure that light pollution is minimised.

Buriton has an up-to-date Village Design Statement (VDS) which is an adopted Supplementary Planning Document (SPD) and this must be taken into account as a material consideration in all planning applications. The VDS provides details for development proposals to follow and to inform planning decisions. It also includes the Buriton Local Landscape Character Assessment. The details in the VDS help ensure that any new developments are designed and located in ways that reflect and respect local characteristics and qualities. The South Downs Design Guide SPD provides principles on a range of design issues but notes (in para A.22): "If a VDS is an adopted Supplementary Planning Document it sits alongside this document and it should not be assumed that the general design guidance here would automatically override the local guidance in the VDS. Applicants should also check if parishes have produced local landscape character assessments to make use of local knowledge."

In any new development in the parish it is expected that enhanced biodiversity measures will be incorporated to ensure that the ecology of the area is enhanced. This includes, although is not limited to, the incorporation of bee bricks, swift bricks and bat boxes, encouragement of pollinators and water collection. Such enhancements have been included in a number of developments in recent years (including extensions to existing properties) and this trend should continue in the future. Climate responsible heating and cooling (e.g. heat pumps or solar panels) together with high levels of insulation are also expected.

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Lastly it is vital that comments or concerns raised by neighbours are taken into consideration when the Planning Authority considers this application.

**SDNP/24/04880/FUL - Weston Farm , Weston Lane, Weston:** Replacement building for B8 Storage and Distribution Use

Buriton Parish Council has no objections to this planning application

**SDNP/24/04548/TCA - Lynchets , Bones Lane, Buriton: Bay Tree (1)** - Cut the Bay Tree down to near ground level in order to let the Yew Tree grow unhindered. The Bay Tree may grow back, in which case we would keep it to a manageable shrub size.

Buriton Parish Council has no objections to this planning application

**SDNP/24/04573/HOUS: 25 Bones Lane, Buriton** : Alterations to the side elevation and replacement conservatory together with internal alterations.

Buriton Parish council has concerns about the size of the conservatory, the amount of new glazing planned and the additional roof light. The Parish council feels it is out of character with the surrounding buildings and we think there is insufficient attention being paid to the village design statement and our dark night skies commitment (see below)

### **Dark Night Skies**

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### **Village Design Statement**

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Therefore we object to this planning application.

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### Correspondence

<b>Date</b>	<b>Details</b>	<b>Sender</b>
8.12.24	Comments about the outside lights at the Village Hall	Tim Mitford
9.12.24	Copy of email from Richard Sandford, SDNPA re BOATs	Susan Davenport, East Meon PC
18.12.24	Outside lights on Village Hall	Tim Mitford
29.12.24	Request to plant daffodil bulbs on the recreation ground	Stephanie Tweed
24.1.25	Comments about the consultation process on planning applications SDNPA	Fran Vessey