



Buriton Parish Council

Minutes of a meeting of Buriton Parish Council Planning Committee held in Buriton Village Hall at 6pm on Thursday 19th December 2024.

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

1. Declarations of interest: there were none.
2. Applications for consideration at this meeting:

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).*

It was agreed that 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."

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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.

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

It was agreed that 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.

It was agreed that 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.

It was agreed that 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. 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. 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. Therefore we object to this planning application.

3. **The Committee's decisions on the above matters:** as above.

4. **Date of next meeting:** as / when required (no other current applications)

Meeting finished at 7.20pm

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