



FERNHURST PARISH COUNCIL

Planning Committee Meeting Minutes Monday 28 January 2019

Minutes of the Planning Committee meeting held at The Fernhurst Centre

Monday 28 January 2019 at 6.00pm

Councillors Present: Mr J Buchanan, (Chairman), Mr W Black, Mr G Inns, Mrs M Jenkins, Mr A Moncreiff, Mr J Smith, Mrs M Timms, Mr G Williamson.

P/8/19 Apologies For Absence: Mrs H Bicknell, Mrs S Bloomfield, Mr C Tedd.

P/9/19 Declaration of Interests: None.

P/10/19 Public Representations: Ms S Griffith, Mr D Mallinson, Ms S Mallinson, and Mr L Corps addressed the committee in respect of item P/13/19a.

P/11/19 Previous Minutes: The minutes of the meeting held on the **7 January 2019** were approved. **Proposed Cllr Timms, seconded Cllr Inns.**

P/12/19 Matters Arising From The Minutes: None.

P/13/19 Planning Applications:

a.)

Case No:	SDNP/18/06452/FUL		
Type:	Full Application		
Date Valid:	21 December 2018	Decision due:	15 February 2019
Case Officer:	Daniel Power		

Applicant: Mr Stewart Cise

Proposal: New dwelling and associated works including retaining boundary wall.

Location: **Land adjacent to Linghurst, 8 Park Lane, Fernhurst, GU27 3ED**

Decision: The council objects to the proposed development.

1) Neighbour Amenity:

- The topography of the site means that the scale of the proposed dwelling, and associated retaining walls, will present an elevated and intrusive effect on the visual amenity of adjoining properties to the west, north-west and south-west.
- The height of the proposed roof is greater than that of the property to the east.

2) Protected Trees:

- The small group of TPO'd trees, probably a last vestige of the original 'Nappers Wood', has a very great amenity value to nearby residents and provides a valuable refuge and corridor for wildlife. The Council considers that the proposed development constitutes an excessive risk, which cannot be sufficiently mitigated, of harm to these trees.

- The council notes the inadequacy of the submitted details in identifying all relevant TPO trees.
- A TPO tree which is outside the site boundary (believed to belong to 22 West Close), but which naturally forms part of this group of trees, has been wrongly excluded from consideration.
- The council does not accept that the proposed removal of any TPO trees is necessary or desirable and requests that the LPA's Tree Officer be consulted specifically on this point.
- The construction of a soakaway, to provide rainwater drainage, is not described in the application but would be required. The Council is concerned that both the construction and the continued operation of such a soakaway risk harm to the trees (root damage during construction, water saturation 'drowning' of roots in use). The site has a history of flooding, which is not adequately addressed in the proposal.
- The 'Proposed Street Scene', which does not correctly portray ground levels on the western side of the site, shows the tree canopies interfering with the roof, which is neither good for the trees nor the proposed dwelling. This further supports the Council's assertion that the height of the proposed dwelling is too great, as well as suggesting that the siting of the proposed dwelling is unsuitable in any event.

Proposed: Cllr Inns, seconded, Cllr Jenkins.

b.) Case No: SDNP/18/06558/FUL
Case Officer: Louise Kent

Closing Date for comments: 18 February 2019
Letter Reference DC/TU/PK3B3XTUII619

Location: Recreation Ground, The Green, Fernhurst GU27 3HY

Proposal: Part demolition and part reconstruction including rear and side extensions of clubhouse with internal alterations.

Decision: The council is supportive of all efforts to improve sporting and recreational facilities in the parish and recognises the contribution that the Fernhurst Recreation Ground Trust makes in this regard.

The pavilion and its ancillary facilities occupy a very sensitive site within the village conservation area. The proposed building will likely be part of this landscape for many years to come.

The council supports the application in principle, subject to following:

1) *Design Quality* – The proposed roof pitch is too shallow to allow the use of plain clay tiles (the vernacular material of choice, not concrete - as wrongly suggested in the application). Consequently, the proposed roof shape and its surface texture are unsympathetic to this beautiful setting. A revised design, involving a modest increase in ridge height, to give a roof pitch of 35 degrees or more, would allow the use of plain clay roof-tiles (and present a more appropriate roof geometry) thus complying with the spirit of the Fernhurst Village Design Statement (pages 12 and 13), the Fernhurst Neighbourhood Plan (Policies DE1 and DE2, which strictly only apply to residential development but should apply here), and the adjacent vernacular architecture.

2) Light Pollution - The three proposed roof lights should be designed out, or if there is no alternative, replaced with light pipes, to comply with policy EE3 on light pollution in the adopted Fernhurst Neighbourhood Plan.

3) Safety - Since Building Regulations are not believed to cover this situation adequately, the Council requests the imposition of a condition to any consent ensuring that all glazing to the elevation facing the cricket pitch should only contain laminated (not simply heat-treated, 'toughened') safety glass. Life changing injuries have been caused by cricket balls breaking windows of the existing pavilion, and any future attempt to replicate the unsightly protective grilles that were subsequently installed would also be unsatisfactory.

Proposed: Cllr Smith, seconded, Cllr Inns.

c.) Case No: SDNP/19/00178/HOUS Closing Date for comments: 15 February 2019
Case Officer: Daniel Power Letter Reference DC/TU/PLBTZKTUIW60Q

Location: 1 Fernden Hill Cottages, Fernden Lane, Fernhurst GU27 3LA
Proposal: Proposed front porch and rear single floor extension with alterations and addition to fenestration.

Decision: No objection: subject to removal of the two proposed roof-lights, which do not comply with policy EE3 on light pollution in the adopted Fernhurst Neighbourhood Plan, and which are superfluous since adequate vertical glazing is already proposed.

Proposed: Cllr Buchanan , seconded Cllr Moncreiff.

d.) Case No: SDNP/19/00189/HOUS Closing Date for comments: 13 February 2019
Case Officer: Daniel Power Letter Reference DC/TU/PLDBNQTU0MF02

Location: Fairview, 53 Midhurst Road, Fernhurst, GU27 3EN
Proposal: First floor extension with alterations and additions to fenestration.

Decision: No objection.

Proposed: Cllr Buchanan, seconded Cllr Timms

P/14/19 Planning & Appeal Decisions: Those on the agenda were noted.

Date of Next Meeting: 18 February 2019

Signed.....Date.....

Meeting closed at 7.15pm