



FERNHURST PARISH COUNCIL

Planning Committee Meeting Minutes Tuesday 26 November 2019

Minutes of the Planning Committee meeting held at Fernhurst Village Hall

Tuesday 26 November 2019 at 6.00pm

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

P/107/19 Apologies For Absence: Mr G Inns. *In the clerk's absence Mrs M Jenkins acted in that capacity.*

P/108/19 Declaration of Interests: Cllr Black declared an interest in item P/111/19a and Cllr Bicknell declared an interest in item P/111/19/c.

P/109/19 Public Representations: Five members of the public made representations to the committee in respect of item: P/111/19c.

The representations were unanimously opposed to the application and covered: Site drainage, threats to the sites' mature trees, a loss of privacy and amenity to immediately adjacent properties owing to the positioning of the proposed dwelling.

P/110/19 Previous minutes: The minutes of the meeting held on **5 November 2019** were approved. The minutes of the meeting held on **21 October 2019** were not approved.

Proposed: Cllr Buchanan, seconded Cllr Jenkins

P/111/19/a

Case No:	SDNP/19/05136/HOUS		
Type:	Householder		
Date Valid:	23 October 2019	Decision due:	18 December 2019
Case Officer:	Louise Kent		

Applicant: Mr & Mrs Thompson

Proposal: Construction of replacement garage and timber gates.

Location: **Upland Cottage, Marley Heights, Fernhurst, GU27 3LU**

Decision: **No objection.**

Proposed: Cllr Jenkins, seconded Cllr Williamson

b.)

Case No:	SDNP/19/04907/HOUS		
Type:	Householder		
Date Valid:	24 October 2019	Decision due:	19 December 2019
Case Officer:	Louise Kent		

Applicant: Mr & Mrs Speares

Proposal: Formation of a covered link, two storey extensions following partial demolition of drawing room and demolition of conservatory (as approved under SDNP/18/01055/HOUS) to additionally include for the insertion of windows and door and construction of external steps to breakfast room.

Location: Upperfold Farm, Lickfold Road, Fernhurst, GU27 3JH

Decision: No objection.

Proposed: Cllr Black, seconded Cllr Williamson

c.)

Case No:	SDNP/19/04684/OUT		
Type:	Outline Application		
Date Valid:	28 October 2019	Decision due:	23 December 2019
Case Officer:	Piotr Kulik		

Applicant: Mr Stewart Cise

Proposal: Outline Application for a proposed new bungalow with some matters reserved except Access and Layout.

Location: Linghurst, 8 Park Lane, Fernhurst, GU27 3ED

Decision: The Council objects to the application.

1) Site Constraints:

The council notes and agrees with the comments of the planning officer in his pre-application advice (Ref: SDNP/19/02274/PRE) dated 19 August 2019:

"Although the site is located within a defined Settlement Boundary, there are significant site specific constraints in terms of trees and land level changes."

"It is difficult to offer a way forward, as even with reducing the proposed dwelling to single storey, there is likely to be an impact in terms of trees."

"The proximity of the trees themselves are likely to create oppressive living conditions that would inevitably lead to pressure to undertake significant works to them or even their removal, thereby severely negating the amenity value they possess."

In summary the planning officer concludes:

"Given the constraints of the site it is considered unlikely that the site could satisfactorily accommodate an additional dwelling."

2) Neighbour Amenity:

The topography of the site means that the scale of the proposed dwelling, and necessary 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 application only refers to the roof eaves height of the proposed dwelling and not the more critical roof ridge height.

3) Protected Trees:

The small group of TPOd 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 LPAs Tree Officer be consulted specifically on this point.

The construction of soakaways is specified to provide rainwater drainage, but there is no evidence that there is sufficient space to accommodate infiltration structures without impinging upon the root protection zones of the various mature trees on site.

The Council is concerned that both the construction and the continued operation of such soakaways risk harm to the trees (root damage during construction, water saturation drowning of roots in use). Although classified as low risk the site does have a history of flooding, which is not adequately addressed in the proposal.

The adjustments and amendments that the applicant has made, in outline only, including the change to a single storey dwelling, do not overcome the inherent site constraints.

Proposed: Cllr Buchanan, seconded Cllr Timms

d.)

Case No:	SDNP/19/05086/HOUS		
Type:	Householder		
Date Valid:	11 November 2019	Decision due:	6 January 2020
Case Officer:	Piotr Kulik		

Applicant: Peter Collins

Proposal: Erection of large garden shed in grounds to store garden maintenance equipment.

Location: Kingswell, Hatch Lane, Kingsley Green, Fernhurst, GU27 3LJ

Decision: No objection

Proposed: Cllr Timms, seconded Cllr Bicknell

e.) Case No: SDNP/19/05474/NMA Closing Date for comments: 13th December 2019

Case Officer: Oliver Brown (CHICH) Letter Reference DC/TU/Q0YQPHTUITQ00

Location: Winton, 2 Haslemere Road, Fernhurst, GU27 3EA

Proposal: Non-material amendment to planning permission SDNP/19/01546/HOUS to extend front wall of garage conversion further forward.

Decision: No objection

Proposed: Cllr Bicknell, seconded Cllr Smith

P/112/19 Planning Decisions & Appeals.

Those on the agenda were noted.

Date of Next Meeting: TBC

Signed..... Date:

Meeting closed at 7.30pm