



**FERNHURST
PARISH
COUNCIL**

**Planning Committee Meeting
Minutes
Monday 6 January 2020**

Minutes of the Planning Committee meeting held at Fernhurst Village Hall

Monday 6 January 2020 at 6.00pm

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

P/1/20 Apologies For Absence: Mrs H Bicknell, Mrs S Bloomfield, Mr G Williamson.

P/2/20 Declaration of Interests: None.

P/3/20 Public Representations: Mrs K Unwin and Mr G Hughes made their representations to the committee in respect of item P/5/20e.

P/4/20 Previous minutes: The minutes of the meeting held on **16 December 2019** were approved.

Proposed: Cllr Inns, seconded Cllr Timms

P/5/20

a.)

Case No:	SDNP/19/05392/FUL		
Type:	Full Application		
Date Valid:	4 December 2019	Decision due:	29 January 2020
Case Officer:	Jenna Shore		

Applicant: Mr & Mrs Paddy Sellers

Proposal: Demolition of existing dwelling and detached self-contained ancillary accommodation replaced with 1 no. dwelling and linked self-contained ancillary accommodation.

Location: **Copyhold, Copyhold Lane, Fernhurst, GU27 3DZ**

Decision: The council objects strongly.

The main dwelling is considered to be a heritage asset to the parish and worthy of retention: its demolition and replacement would diminish the special character of the South Downs National Park.

In any event the scale of the proposed dwelling is over large.

Proposed: Cllr Timms, seconded Cllr Smith.

b.) Case No: SDNP/19/04927/HOUS Closing Date for comments: 9th January 2020
 Case Officer: Piotr Kulik Letter Reference: DC/TU/Q2EHOJTU00B00
 Location: **3 Chesholt Close**, Fernhurst, GU27 3EB
 Proposal: Double storey extension and part garage conversion.

Decision: The council objects.

The proposal represents overdevelopment of the plot and would result in a loss of neighbour amenity.

Proposed: Cllr Buchanan, seconded Cllr Black.

c.)

Case No:	SDNP/19/05654/LDP		
Type:	Lawful Development Cert (Proposed)		
Date Valid:	4 December 2019	Decision due:	29 January 2020
Case Officer:	Sam Muir		

Applicant: Mr Stewart Cise
 Proposal: Single storey rear extension.
 Location: **Linghurst, 8 Park Lane**, Fernhurst, GU27 3ED

Decision: The council objects.

The application contains a roof skylight contrary to policy EE3 of the adopted Fernhurst Neighbourhood Plan and policy SD8 of the South Downs Local Plan. The flat roof represents a poor quality of design which does not add to the visual amenity of the neighbourhood.

Proposed: Cllr Inns, seconded Cllr Thorne

d.)

Case No:	SDNP/19/05943/HOUS		
Type:	Householder		
Date Valid:	12 December 2019	Decision due:	6 February 2020
Case Officer:	Piotr Kulik		

Applicant: Mr Matt Hemming
 Proposal: First floor side extension.
 Location: **64 West Close**, Fernhurst, GU27 3JT

Decision: The council does not object in principle.

The council does object to the proposed roof-lights which do not comply with policies EE3 of the Fernhurst Neighbourhood Plan and SD8 of the South Downs National Park Authority Local Plan.

Proposed: Cllr Buchanan, seconded Cllr Timms.

e.)

Case No:	SDNP/19/05798/HOUS		
Type:	Householder		
Date Valid:	16 December 2019	Decision due:	10 February 2020
Case Officer:	Piotr Kulik		

Applicant: Mr Graeme Buchan

Proposal: Retrospective demolition of original pool house and construction of new on similar foot print.
 Location: **Woodlands, Vann Common**, Fernhurst, GU27 3NW

Decision: The council objects.

The application represents a 50% increase in gross area which does not fit the applicant’s description of “similar footprint”. It is not only the footprint of the building that the application proposes to increase; the ridge height is 5.7m, the original building 3.55m.

The council considers the significantly increased height and bulk of the building; coupled to the changed orientation of the outside area away from the applicants dwelling towards neighbouring property; creates an unacceptable impact on the amenity of neighbouring property.

In any event the proposed roof-lights do not comply with policies EE3 of the Fernhurst Neighbourhood Plan and SD8 of the South Downs National Park Authority Local Plan. Installation of uncontrolled external lighting is also unlikely to comply.

This is a clear case where planning permission for the proposal is required and the retrospective nature of the application is to be deprecated.

Proposed: Cllr Thorne, seconded Cllr Inns.

f.)

Case No:	SDNP/19/05859/HOUS		
Type:	Householder		
Date Valid:	19 December 2019	Decision due:	13 February 2020
Case Officer:	Louise Kent		

Applicant: Mr & Mrs Scott Hounslow

Proposal: Single storey side extension, insertion of 1 no. dormer and associated roof works.

Location: **1 Merle Way**, Fernhurst, GU27 3NB

Decision: The council does not object in principle.

The council does object to the proposed roof-lights which do not comply with policies EE3 of the Fernhurst Neighbourhood Plan and SD8 of the South Downs National Park Authority Local Plan. The north facing dormer could easily be extended to provide natural light.

Proposed: Cllr Inns, seconded: Cllr Smith

g. Case No: SDNP/19/06009/LDP Closing Date for comments: 21 January 2020
 Case Officer: Sam Muir Letter Reference DC/TU/Q2LK6LTUJNV0D

Location: **Meadow Cottage, Hawksfold Lane East**, Fernhurst GU27 3JW

Proposal: Proposed lawful development for single storey rear extension. The application is made under the auspices of the Town and Country Planning (General

Permitted Development) Order 2015 Schedule 2, Part 1 (Class A.) to build one single-storey rear extension to the detached dwelling known as Meadow Cottage.

Decision: The council objects.

This building is unreservedly a heritage asset and the council considers the comments made in the decision SDNP/12/00356/HOUS to apply equally to this application:

“The proposed extension, by reason of its scale, siting and design would result in a dominant and unsympathetic addition to the dwelling-house and would fail to preserve the historic integrity, character and appearance of the property, which is considered to be a heritage asset.”

The council strongly objects to the proposed eight roof-lights which do not comply with policies EE3 of the Fernhurst Neighbourhood Plan and SD8 of the South Downs National Park Authority Local Plan. In any event the council would want a condition imposed restricting permitted development rights to prevent retrospective installation.

Proposed: Cllr Black, seconded: Cllr Timms

P/6/20 Planning Decisions & Appeals.

Those on the agenda were noted.

Date of Next Meeting: TBC

Signed..... Date:

Meeting closed at 7.30pm