



**FERNHURST
PARISH
COUNCIL**

**Planning Committee Meeting
Minutes**

Monday 3 February 2020

Minutes of the Planning Committee meeting held at The Fernhurst Centre

Monday 3 February 2020 at 6.00pm

Councillors Present: Mr J Buchanan, (Chairman), Mrs H Bicknell, Mrs S Bloomfield, Mr G Inns, Mrs M Jenkins, Mr J Smith, Mrs C Thorne, Mrs M Timms.

P/7/20 Apologies For Absence: Mr W Black, Mr G Williamson.

P/8/20 Declaration of Interests: Cllr H Bicknell declared an interest in item P/11/20e.

P/9/20 Public Representations: Mr Jonathan Ellis had sent the committee an email in support of his application under item P/11/a which had been circulated to the committee.

P/10/20 Previous minutes: The minutes of the meeting held on **6 January 2020** were approved.

Proposed: Cllr Inns, seconded Cllr Timms.

P/11/20

a.)

Case No:	SDNP/19/05583/HOUS		
Type:	Householder		
Date Valid:	3 January 2020	Decision due:	28 February 2020
Case Officer:	Louise Kent		

Applicant: Mr & Mrs J Ellis

Proposal: Demolition of outbuildings and construction of swimming pool and erection of adjacent leisure buildings.

Location: **High Marley, Marley Heights**, Fernhurst, GU27 3LU

Decision: The council has no objection subject to the imposition of the following conditions in this prominent and highly sensitive location.

To comply with dark skies policies EE3 of the adopted Fernhurst Neighbourhood Plan and SD8 of the South Downs Local Plan there should, by condition, be no internal lighting within the proposed pool to avoid vertical transmission of light pollution. Any other external lighting associated with this proposed development should be controlled by planning condition to be approved 'dark skies compliant' in design and operation.

Proposed: Cllr Thorne, seconded Cllr Bicknell.

b.)

Case No:	SDNP/19/06040/HOUS		
Type:	Householder		
Date Valid:	7 January 2020	Decision due:	3 March 2020
Case Officer:	Piotr Kulik		

Applicant: Mr Patrick Denis
 Proposal: Installation of PV Solar Panels on front and rear roof areas.
 Location: **8 The Leys**, Fernhurst, GU27 3JY

Decision: No objection.

Proposed: Cllr Inns, seconded Cllr Jenkins.

c.)

Case No:	SDNP/19/05976/TPO		
Type:	Tree Preservation Order		
Date Valid:	2 January 2020	Decision due:	27 February 2020
Case Officer:	Henry Whitby		

Applicant: Louise Boorman

Proposal: Reduce 5 no. secondary limbs overhanging car park by up to 3m and deadwood on 1 no. Oak tree (quoted as T1, TPO'd nos. T4). Reduce crown over car park by 3m and deadwood on 1 no. Oak tree (quoted as T2, TPO'd nos T5). Crown lift by up to 3m (above ground level) and deadwood on 1 no. (quoted as a Field Maple tree) is an Oak tree (quoted as T3, TPO'd nos T6). Crown reduce to 8m habitat pole on 1 no. Oak tree (Quoted as T4, TPO'd nos. T2). All 4 no. trees are subject to FH/92/00474/TPO.

Location: **Land West of 19, Southleys**, Fernhurst

Decision: No objection.

Proposed: Cllr Bicknell, seconded Cllr Jenkins.

d.) Case No: SDNP/20/00139/CND Closing Date for comments: 19 February 2020
 Case Officer: Piotr Kulik Letter Reference DC/TU/Q41VOXTUK8900

Location: **Woodlands, Van Common**, Fernhurst GU27 3NW

Proposal: Replacement of existing single storey annexe, with permission for business use in association of the dwelling house and located within the site curtilage - (Variation of condition 2 from planning permission SDNP/16/02925/HOUS - To include permission for the removal and deposition of soil, excavated for the foundations, to Van Common in-line with the license granted by Fernhurst Parish Council.)

Decision: Presented with a *fait accompli*, the council does not object to the waste material remaining on Van Common, recognising that this option would cause least overall harm given preceding events. The council is very clear that it would have been prepared to issue a licence to the applicant, for the cultivation of wild flowers on Van Common, regardless of whether or not the material in question remained on, was removed from, or was indeed never placed on, land owned and managed by Fernhurst Parish Council. Any suggestion that methods for handling of the waste

material is, or should be, contingent on the cultivation of wild flowers is unacceptable, and should not be inferred.

The documents publicly visible at this time do not include a ‘soil/waste management plan’ or indicate clearly that such a plan should be retrospectively attached to the original consent. As such, a member of the public, unfamiliar with the history behind the application, would find it impossible to understand the intention of this application. The soil/waste management plan should, at minimum, describe how the material should be (should have been) screened and placed on the land with respect to tree root protection areas, existing drainage etc.

Proposed: Cllr Smith, seconded Cllr Buchanan .

**e.) Case No: SDNP/19/05929/FUL
Case Officer: Louise Kent**

**Closing Date for comments: 19 February 2020
Letter Reference DC/TU/Q2AX17TUJJ61C**

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

Proposal: Demolition of existing barn, relocation and erection of new agricultural barn.

Decision: The council objects.

The applicant has failed to present a sufficiently detailed, accurate, or indeed credible, justification of agricultural need for a development of this scale and size. The increased height of the replacement barn, in particular, is unjustified on agricultural grounds, given its reduced width. There is no need to, silently, provide space allowing for an upper storey. The prior application made no mention of apple storage/processing and indicated that the existing agricultural barn is underutilised, being partially used for domestic storage; suggesting future uses as ‘storage’ and ‘workshop’ space. Councillors having direct personal experience of managing the produce of apple orchards significantly larger than that in question consider that the space required for this is less than a standard 3mX6m single garage.

Proposed: Cllr Timms, seconded Cllr Thorne.

**f.) Case No: SDNP/20/00078/HOUS
Case Officer: Piotr Kulik**

**Closing Date for comments: 18 February 2020
Letter Reference DC/TU/Q3SP5VTUK4F00**

Location: 6 Verdley Place, Fernhurst GU27 3ER

Proposal: Erection of Greenhouse to the rear of property.

Decision: No objection.

Proposed: Cllr Smith, seconded: Cllr Bloomfield.

P/12/20 Planning Decisions & Appeals.

Those on the agenda were noted.

Date of Next Meeting: TBC

Signed..... Date:

Meeting closed at 7.15pm