



**FERNHURST
PARISH
COUNCIL**

**Planning Committee Meeting
Minutes
Monday 3 August 2020**

Minutes of the Planning Committee meeting held remotely.

Councillors Participating: Mr J Buchanan, (Chairman), Mrs H Bicknell, Mr W Black, Mr G Inns, Mrs M Jenkins, Mr C Lloyd, Mr J Smith, Mrs C Thorne.

Apologies For Absence: Mrs S Bloomfield, Mrs M Timms, Mr G Williamson.

P/54/20 Declaration of Interests: None

P/55/20 Public Representations: None.

P/56/20 Previous Minutes: Minutes of the virtual meetings of the **7 & 20 July 2020**, were approved.

Proposed: Cllr Smith, seconded Cllr Inns

P/57/20 Planning Applications:

a.)

Case No:	SDNP/20/00915/HOUS		
Type:	Householder		
Date Valid:	15 July 2020	Decision due:	9 September 2020
Case Officer:	Louise Kent		

Applicant: Mr & Mrs Ghosh

Proposal: Single storey side and rear extensions, new dormer windows in roof, double height porch and internal/external alterations.

Location: **Westcombe House, Snipe Road, Kingsley Green, Fernhurst, GU27 3LH**

Decision: The Council objects, on the following grounds:

1) Location and design - The site is directly adjacent to and highly visible from, public space in views out of the Kingsley Green Conservation Area. The site thus deserves a much more sensitively designed proposal than that submitted. Fernhurst Neighbourhood Plan Policy DE1 refers to the need to reflect local vernacular design features wherever possible - the large dormers and porch, and the boxy/rectilinear features of the extensions, combined with the excessive use of glazing on the rear elevation, do not comply.

2) Materials - The Council strongly objects to any replacement of the existing plain clay tiled roof with slate, and the proposed use of large rectilinear areas of zinc cladding. Fernhurst Neighbourhood Plan Policy DE2 states: "...materials that reflect the style of other traditional properties in the surrounding area..."

3) Scale and massing - The extension into the roof-space, combined with the large dormers/porch, overly increases the visual bulk of the dwelling, resulting in a three storey building with an unnecessarily 'suburban' feel, conflicting with the Fernhurst Neighbourhood Plan (para 5.62 and Policy DE2).

4) Fenestration - The combination of old and new window styles results in unattractive, visually cluttered facades, which would be intrusive in views from public spaces outside the boundaries of the property.

Proposed: Cllr Buchanan Seconded: Cllr Thorne

b.)

Case No:	SDNP/20/00935/HOUS		
Type:	Householder		
Date Valid:	15 July 2020	Decision due:	9 September 2020
Case Officer:	Louise Kent		

Applicant: Mr & Mrs Ghosh
 Proposal: Replacement barn.

Location: **Westcombe House, Snipe Road, Kingsley Green, Fernhurst, GU27 3LH**

Decision: The Council objects to the plans, as revised 29th July, on the following grounds:

The barn is sited within the Conservation Area, is highly visible within it and in public views into and out of the Conservation Area. The Council considers that this building is an unlisted local Heritage Asset. This is a particularly attractive vernacular building, especially in the shape and texture of its roof; it is eminently worthy of conservation, not replacement. The proposal to alter its external appearance in such a clumsy and unnecessary way is strongly opposed. The large amount of glazing proposed and the proposed roof-lights in particular, are unacceptable in terms of visual appearance and potential for light pollution (ref. Fernhurst Neighbourhood Plan Policy EE3 and South Downs National Park Local Plan Policy SD8.

The Council would much prefer to see sympathetic conservation work done, where necessary to secure the long-term future of this building, in consultation with appropriate experts.

The Council requests that, in any event, conditions should be attached to any future consent that all use of the building must remain ancillary to the main dwelling and that external lighting is dark skies compliant.

Proposed: Cllr Buchanan , seconded Cllr Thorne

c.)

Case No:	SDNP/20/02111/FUL		
Type:	Full Application		
Date Valid:	9 July 2020	Decision due:	3 September 2020
Case Officer:	Louise Kent		

Applicant: Mr P Morrow and Mr R Beard
 Proposal: Replacement dwelling following demolition of existing dwelling.
 Location: **Little Shalford, Square Drive, Kingsley Green, Fernhurst, GU27 3LW**

Decision: No objection

Proposed: Cllr Black, seconded Cllr Jenkins

d.)

Case No:	SDNP/20/02533/HOUS		
Type:	Householder		
Date Valid:	9 July 2020	Decision due:	3 September 2020
Case Officer:	Sam Muir		

Applicant: Mr Tony Challis

Proposal: Proposed ground floor side extension to existing house.

Location: **17 Fernden Heights, Fernden Lane, Fernhurst, GU27 3LN**

Decision: The council does not object in principle.

It does object to the proposed roof-light above the orangery. This would permit the vertical transmission of artificial light after dark, contravening Fernhurst Neighbourhood Plan Policy EE3 (requiring proposals to demonstrate how light pollution is minimised) and South Downs National Park Local Plan Policy SD8 (requiring proposals to "...conserve and enhance...dark skies...." The site is an elevated one, close to sensitive areas. A revised design, perhaps making use of vertically oriented clerestory glazing, would be strongly preferred. The Council requests a condition on any consent to ensure that the proposed external lighting is dark skies compliant.

Proposed: Cllr Inns, seconded, Cllr Smith

e.) Case No: SDNP/20/02006/FUL Closing Date for comments: 18 August 2020
 Case Officer: Rafa Grosso Macpherson Letter Reference DC/TU/QDTNMFTU0K000

Location: **North Park Furnace, at Furnace Wood, Vann Road, Linchmere**

Proposal: Repair and conservation of scheduled monument - Archaeological remains of iron furnace.

Repairs to pond dam outlets including rebuilding of stone retaining wall to match existing and repairs to existing stone and brick walls.

Minor earthworks including gabion erosion control and vegetated retaining bank.

Provision of new sluice gates, a small safe access walkway and steps to northern outlet.

Diversion of connecting water channel to follow shorter route.

No spoil to be removed from site.

Decision: Approval recommended.

Proposed: Cllr Buchanan, seconded Cllr Lloyd.

P/58/20 Planning Decisions & Appeals.

Those on the agenda were noted.

Date of Next Meeting: 17 August 2020

Signed..... Date: