



**FERNHURST
PARISH
COUNCIL**

**Planning Committee Meeting
Minutes
Monday 17 August 2020**

Minutes of the Planning Committee meeting held remotely.

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

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

P/59/20 Declaration of Interests: Cllr Black declared an interest in item P/62/20d

P/60/20 Public Representations: None.

P/61/20 Previous Minutes: Minutes of the virtual meeting of the **3 August 2020**, were approved.

Proposed: Cllr Lloyd, seconded Cllr Smith.

P/62/20 Planning Applications:

a.) Case No: SDNP/20/00915/HOUS Closing Date for comments: 4 September 2020
Case Officer: Louise Kent Letter Reference DC/TU/QEOUC5TU04I00

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

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

Decision: The council has been re-consulted on the revised plans dated 4/5 August 2020 and acknowledges the efforts made to improve the proposed design.

The council continues to object on the grounds that the new dormer on the north-east front elevation presents an overbearing and incongruous element of roof geometry on the most publicly visible elevation of the property.

This objection could be overcome if the ridge of the new dormer were lowered so that its eaves height matched that of the existing main roof and the new fenestration under this gable were reduced at least proportionately.

Proposed: Cllr Lloyd Seconded: Cllr Smith

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 has been re-consulted on the revised plans dated 4/5 August 2020 and continues to object most strongly, on the same grounds as previously advised.

Proposed: Cllr Jenkins, seconded Cllr Black

c.) Case No: SDNP/20/02881/FUL
Case Officer: Louise Kent

Closing Date for comments: 28 August 2020
Letter Reference DC/TU/QDGJCDTUH5B19

Location: **Ashurst, Lickfold Road, Fernhurst GU27 3JB**

Proposal: Demolition of existing dwelling and replacement with detached two-storey dwelling house with associated parking and landscaping, including reinstatement of walled garden.

Decision: The council objects.

A significant event in late 2016 was the extension of the Fernhurst Conservation Area to include the property Ashurst. Consequently, the council would prefer to see the existing building ‘conserved’ to the greatest extent possible, rather than demolished.

The council deprecates the aggressive, bullying tone, of elements of the Design and Access Statement. The council considers that the applicants already have consent (under SDNP/16/01854/HOUS *et seq.*) to build – for all intents and purposes - what they are asking for under this application: the principal difference being that consent to this application would save them 20% VAT.

Proposed: Cllr Lloyd, seconded Cllr Smith

d.)

Case No:	SDNP/20/01935/HOUS		
Type:	Householder		
Date Valid:	20 July 2020	Decision due:	14 September 2020
Case Officer:	Louise Kent		

Applicant: Mr and Mrs Thompson

Proposal: Construction of timber shed, swimming pool and pool house.

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

Decision: The council has no objection.

The council would comment that the proposal is silent on the nature of the roof covering proposed for the new shed and pool house and requests clarification of this prior to determination, or, less desirably, control by condition, and would strongly prefer either plain clay tiles or chestnut/cedar shingles/shakes to be specified. The council also requests a condition that any external lighting should be dark skies compliant, and that there should be no lighting installed within the

pool itself to prevent vertical transmission of artificial light after dark (FNP Policy EE3 and SDNPLP Policy SD8 refer). The council notes some confusion as to whether a gas and/or oil tank is proposed and the proposed siting.

Proposed: Cllr Thorne, seconded Cllr Bicknell

e.)

Case No:	SDNP/20/02576/HOUS		
Type:	Householder		
Date Valid:	16 July 2020	Decision due:	10 September 2020
Case Officer:	Beverley Stubbington		

Applicant: Mr & Mrs Jones

Proposal: Replacement of existing conservatory with rear extension, a side extension and an enlarged front porch.

Location: **15 Old Glebe**, Fernhurst, GU27 3HS

Decision: The council does not object to the application in principle.

The council does object to the extent of the proposed roof glazing. FPC recognises that the removal of the existing conservatory will give a net reduction in the level of upward transmission of artificial light after dark, however, Fernhurst Neighbourhood Plan Policy EE3 requires proposals to demonstrate how light pollution is minimised, and South Downs National Park Local Plan Policy SD8 requires proposals to "...conserve and enhance...dark skies...". Accordingly, the council would prefer to see the removal of the proposed roof-lights to the 'studio' space – perhaps replaced by additional vertical, clerestory, glazing to the side (south west) elevation. The proposed roof-lights to the new kitchen/dining area, are unnecessary, given extent of the vertical glazing proposed (apex glazing, plus bi-fold door etc.), and should also be removed from the proposal.

Proposed: Cllr Lloyd, seconded Cllr Thorne

f.)

Case No:	SDNP/20/02693/HOUS		
Type:	Householder		
Date Valid:	17 July 2020	Decision due:	11 September 2020
Case Officer:	Louise Kent		

Applicant: Mr & Mrs Schucksmith

Proposal: Rear basement extension to create annex, new fenestration and remodelling of exterior facade.

Location: **Aurian Wood, Fridays Hill**, Fernhurst, GU27 3DX

Decision: The council accepts that these proposals seek to harmonise the external appearance of the property.

The council does object to the excessively large windows on the upper two storeys of the rear (western) elevation. Regardless of whether or not the proposed glazing on this elevation meets the relevant criteria, the overall effect – when combined with render, which would be much more visually dominant than the existing hanging tiles or timber cladding - is overwhelming and results in an incongruous, visually

intrusive, sight when viewed from publicly accessible spaces (for example FER/1256/6 and LM/1264/2) in the wider landscape. Smaller windows on the upper two storeys of this elevation, combined with timber cladding or hanging tiles would be much preferred.

Proposed: Cllr Thorne, seconded Cllr Jenkins

g.)

Case No:	SDNP/20/02919/HOUS		
Type:	Householder		
Date Valid:	23 July 2020	Decision due:	17 September 2020
Case Officer:	Louise Kent		

Applicant: Mrs Glenys Parkhouse

Proposal: Replacement single storey rear extension.

Location: **Goldrings, 2 Glebe Road, Fernhurst, GU27 3EH**

Decision: The council does not object in principle.

It does object specifically to the two proposed roof-lights, allowing vertical transmission of artificial light into the night sky, 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 proposed roof-lights are unnecessary, since the new room would have vertically-glazed windows on three elevations. If revised drawings were to be submitted prior to determination, without the two roof-lights, the council would recommend approval. It is noted that the application documents are inconsistent regarding the address of the property.

Proposed: Cllr Lloyd, seconded Cllr Black

h.) Case No: SDNP/20/03177/CND Closing Date for comments: 7 September 2020
Case Officer: Louise Kent Letter Reference DC/TU/QEUEH3TTU0PB0A

Location: **Friday House, Square Drive, Kingsley Green, Fernhurst GU27 3LW**

Proposal: Demolition of garage and swimming pool. Erection of two storey side extension and first floor front extension above existing annexe. Alterations and additions to fenestration.

(Variation of condition 2 from planning permission SDNP/19/02365/HOUS to allow a minor material amendment for an infill rear extension with roof-light, reconfigure existing glazed conservatory roof & alterations to window/door opening).

Decision: The council strongly objects to the two proposed roof-lights, which were part of its objection to SDNP/18/04760/HOUS (withdrawn) and which were not included in SDNP/19/02365/HOUS (approved, and which this application seeks to vary). Fernhurst Neighbourhood Plan Policy EE3 requires proposals to demonstrate how light pollution is minimised, and South Downs National Park Local Plan Policy SD8 requires proposals to "...conserve and enhance...dark skies...". Neither of the proposed roof-lights (above the kitchen area and the conservatory garden room) are necessary, and both would permit significant upward

transmission of artificial light into the night sky in a sensitive elevated location, thus contravening policies EE3 and SD8 – they should be removed from the design.

Proposed: Cllr Smith, seconded Cllr Black

P/63/20 Planning Decisions & Appeals.

Those on the agenda were noted.

P64/20 Hurstfold Development – Road Name Consultation

It was agreed to recommend “Hurstfold Farm Road”.

Date of Next Meeting: TBA

Signed..... Date: