



**FERNHURST  
PARISH  
COUNCIL**

**Planning Committee Meeting  
Minutes  
Monday 5 October 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.

**Apologies For Absence:** Mrs S Bloomfield, Mr J Smith, Mrs M Timms, Mrs C Thorne, Mr G Williamson.

**P/80/20 Declaration of Interests:** None.

**P/81/20 Public Representations:** None.

**P/82/20 Previous Minutes:** Minutes of the virtual meeting of the **28 September 2020** were approved.

**Proposed:** Cllr Inns, seconded Cllr Black.

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**P/83/20 Planning Applications:**

a.) Case No: SDNP/20/03787/FUL  
Case Officer: Jenna Shore

Closing Date for comments: 21 October 2020  
Letter Reference DC/TU/QG4Y8ITUIV08

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

Proposal: Replacement self-contained ancillary dwelling.

**Decision: The Council does not object to the principle of a replacement building.**

**However, it does consider the most 'sustainable' development option would be the improvement of the existing structure, rather than wholesale demolition and replacement.**

**The Council does object to the proposed re-siting of this building, as the cumulative effect of this, combined with the changes to the main house under SDNP/20/03784/FUL, would yield an overly visually assertive and intrusive built form in this sensitive location.**

**Proposed:** Cllr Black, seconded Cllr Lloyd.

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b.) Case No: SDNP/20/03974/CND  
Case Officer: Louise Kent

Closing Date for comments: **22 October 2020**  
Letter Reference DC/TU/QGQTIDTUISQ0D

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

**Proposal:** Front and side extensions on ground floor, first floor extension with internal and external alterations. (Variation of condition 2 from planning permission SDNP/20/00233/HOUS-Amendments were made to the design to allow the proposals to be a sympathetic addition to the host dwelling. During the construction detailing phase, it

has become apparent that minor materials amendments to the design can be made to improve the usability of the rooms but without making the garage extension not appear subservient.

**Decision: The Council reiterates its previous comments under SDNP/20/00233/HOUS that the council does not object in principle to the application.**

**The council does object to the two proposed roof-lights which do not comply with dark skies policies EE3 of the adopted Fernhurst Neighbourhood Plan and SD8 of the South Downs Local Plan. The roof-light over the bedroom is unnecessary as it is already served by three proposed windows. The roof-light over the bathroom should be replaced by artificial light.”**

**Proposed: Cllr Inns, seconded Cllr Lloyd.**

c.) Case No: SDNP/20/03296/HOUS

Closing Date for comments: 22 October 2020

Case Officer: Rebecca Perris

Letter Reference DC/TU/QEMUSWTUHS208

Location: **72 West Close** Fernhurst GU27 3JT

Proposal: First floor extension, garage conversion and detached carport with store.

**Decision: The Council objects to the proposals on the following grounds:**

- 1. This part of West Close has a well-landscaped, open, appearance with properties well-spaced and most with generous front gardens. Although the front garden of this property is currently well screened with a mix of evergreen and deciduous trees and shrubs, it may not always be so in future, or even in winter. The positioning of the proposed garage/store/carport does not sit well within the existing landscaping scheme and would not enhance the ‘street scene’.**
- 2. The proposed outbuilding does not comply with SDNP Local Plan Policy SD31 – as clarified by section 7.94 “...Proposals for outbuildings should be sensitively sited to the side or rear of the host dwelling...”**
- 3. The proposed roof-light would allow additional upward transmission of artificial light after dark, contrary to Local Plan (SD8) and Neighbourhood Plan (EE3) policies which require proposals to demonstrate how light pollution is minimised.**
- 4. There are concerns regarding the negative effect on neighbour amenity, particularly regarding the proposed outbuilding.**

**Proposed: Cllr Buchanan, seconded Cllr Black**

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**P/84/20 Planning Decisions & Appeals.**

Those on the agenda were noted.

**Date of Next Meeting: To be advised.**

**Signed..... Date:**