



# FERNHURST PARISH COUNCIL

## Planning Committee Meeting Minutes Monday 16 November 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 J Smith, Mrs C Thorne, Mr G Williamson.

**Apologies For Absence:** Mrs S Bloomfield, Mr C Lloyd, Mrs M Timms.

**P/85/20 Declaration of Interests:** None.

**P/86/20 Public Representations:** Ms Melanie Lewis made representations to the council in support of her application under item P/88/20/a. and Mr G Fisher made representations in support of his application under item P/88/20/i.

**P/87/20 Previous Minutes:** Minutes of the virtual meeting of the **5 October 2020** were approved.

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

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### P/88/20 Planning Applications:

a.)

Case No:	SDNP/20/03609/HOUS		
Type:	Householder		
Date Valid:	14 October 2020	Decision due:	9 December 2020
Case Officer:	Rebecca Perris		

Applicant: Mrs M Lewis

Proposal: Conversion of garage roof void to provide habitable accommodation including insertion of 4no.Velux roof lights.

Location: **308 A286 Whites Lane To Henley Old Road**, Henley Common, GU27 3HB

**Decision: The Council does not object in principle and recognises that efforts have been made to revise the design to minimize any adverse impact on neighbour amenity, by removing two roof lights from the north-western elevation.**

It does object to the remaining two proposed roof lights strongly preferring to see a revised design in which these are designed out and replaced with vertically-oriented glazing of some kind, for example glazed gables/doors/dormers, and/or clerestory glazing. SDNP Policy SD8 para 2 states clearly that ...Development proposals must demonstrate that all opportunities to reduce light pollution have been taken,.... Given that the proposed roof-lights would allow the uncontrolled vertical projection of light into the night sky in a sensitive area, their inclusion fails to demonstrate that all such opportunities have been taken.

Similarly, the Council does not consider that mitigations, such as automatic blinds, are satisfactory as they are effectively impossible to enforce.

**For clarity, if a further revised design were submitted, prior to determination, which substituted the two remaining roof lights with one or perhaps two small gable dormers in the south east elevation, this would fully address the Councils concerns, thus removing any grounds for objection.**

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

**b.)**

Case No:	SDNP/20/04223/HOUS		
Type:	Householder		
Date Valid:	16 October 2020	Decision due:	11 December 2020
Case Officer:	Louise Kent		

Applicant: Mr Nick Binnington

Proposal: Construction of double garage and secure garden store with loft room above.

Location: **Rose Cottage, Square Drive, Kingsley Green, Fernhurst, GU27 3LP**

**Decision: The Council does not object in principle.**

**It does object to the three proposed roof-lights strongly preferring to see a revised design in which these are designed out and replaced with vertically-oriented glazing of some kind, for example a glazed gable, or clerestory glazing.**

**SDNP Policy SD8 para 2 states clearly that:**

**...Development proposals must demonstrate that all opportunities to reduce light pollution have been taken....**

**Given that the proposed roof-lights would allow the uncontrolled vertical projection of light into the night sky in a sensitive area, their inclusion does not demonstrate that all such opportunities have been taken.**

**Similarly, the Council does not consider that mitigations, such as automatic blinds, are satisfactory as they are effectively impossible to enforce.**

**Proposed: Cllr Thorne , seconded Cllr Jenkins.**

**c.)**

Case No:	SDNP/20/04508/HOUS		
Type:	Householder		
Date Valid:	16 October 2020	Decision due:	11 December 2020
Case Officer:	Jenna Shore		

Applicant: Mr and Mrs B Prahl

Proposal: Single storey extension

Location: **Little Hawksfold, Vann Road, Fernhurst, GU27 3NS**

**Decision: The Council does not object in principle.**

**It does object to the proposed roof lantern strongly preferring to see a revised design in which this is designed out and replaced with vertically-oriented glazing of some kind, for example clerestory glazing.**

**Given that the proposed orangery would benefit from significant amounts of vertical glazing to three elevations, and is predominantly south-facing, the Council would strongly question the need for any kind of roof light in this situation.**

**SDNP Policy SD8 para 2 states clearly that ...Development proposals must demonstrate that all opportunities to reduce light pollution have been taken,....**

**Given that the proposed roof lantern would allow the uncontrolled vertical projection of light into the night sky in a sensitive area, its inclusion does not demonstrate that all such opportunities have been taken.**

**Similarly, the Council does not consider that mitigations, such as automatic blinds, are satisfactory as they are effectively impossible to enforce.**

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

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**d.)**

Case No:	SDNP/20/04372/HOUS		
Type:	Householder		
Date Valid:	20 October 2020	Decision due:	15 December 2020
Case Officer:	Rebecca Perris		

Applicant: Mr & Mrs Routledge

Proposal: Proposed flat roof single garage, attached to existing garage on south west elevation.

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

**Decision: No objection.**

**Proposed: Cllr Buchanan , seconded Cllr Bicknell.**

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**e.)**

Case No:	SDNP/20/04270/HOUS		
Type:	Householder		
Date Valid:	21 October 2020	Decision due:	16 December 2020
Case Officer:	Louise Kent		

Applicant: Mr & Mrs Temple

Proposal: Proposed single storey side extension; change of use of existing garage/store building to form new self-contained accommodation ancillary to the main dwelling; proposed home office outbuilding

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

**Decision: The Council does not object in principle.**

**It does object to the proposed roof lantern on the single-storey extension strongly preferring to see a revised design in which this is designed out and replaced with**

**vertically-oriented glazing of some kind, for example additional clerestory glazing to the north elevation.**

**It also objects to the proposed roof lights in the new home office strongly considering these to be unnecessary and a source of potential light pollution.**

**SDNP Policy SD8 para 2 states clearly that ...Development proposals must demonstrate that all opportunities to reduce light pollution have been taken,.... Given that the proposed roof lantern and roof lights would allow the uncontrolled vertical projection of light into the night sky in a sensitive area, their inclusion does not demonstrate that all such opportunities have been taken.**

**Similarly, the Council does not consider that mitigations, such as automatic blinds, are satisfactory as they are effectively impossible to enforce.**

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

**f.)**

Case No:	SDNP/20/04452/HOUS		
Type:	Householder		
Date Valid:	26 October 2020	Decision due:	21 December 2020
Case Officer:	Louise Kent		

Applicant: Mr and Mrs Johnson

Proposal: Conversion of existing brick outbuilding to ancillary accommodation.

Location: **Fernden Grange, Fernden Lane, Fernhurst, GU27 3LA**

**Decision: No objection.**

**This application forms part of what is clearly a significant programme of works at this property, which may have significant cumulative effects on traffic, over an extended period, in the immediate area. The Council requests the inclusion of a condition on any consent requiring prior agreement of a ‘Traffic Management Plan’ clearly describing how adverse effects on residents and other users of Fernden Lane will be minimised.**

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

**g.)**

Case No:	SDNP/20/04453/HOUS		
Type:	Householder		
Date Valid:	26 October 2020	Decision due:	21 December 2020
Case Officer:	Louise Kent		

Applicant: Mr and Mrs Johnson

Proposal: Demolition of outbuilding and extension to stable block.

Location: **Fernden Grange, Fernden Lane, Fernhurst, GU27 3LA**

**Decision: No objection.**

**This application forms part of what is clearly a significant programme of works at this property, which may have significant cumulative effects on traffic, over an**

**extended period, in the immediate area. The Council requests the inclusion of a condition on any consent requiring prior agreement of a ‘Traffic Management Plan’ clearly describing how adverse effects on residents and other users of Fernden Lane will be minimised.**

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

**h.)**

Case No:	SDNP/20/04454/HOUS		
Type:	Householder		
Date Valid:	26 October 2020	Decision due:	21 December 2020
Case Officer:	Louise Kent		

**Proposal:** Demolition of rear orangery and erection of 2no. single-storey and first floor rear extensions.

**Location:** **Fernden Grange, Fernden Lane, Fernhurst, GU27 3LA**

**Decision:** **The committee agreed to defer a final decision on this application to its next meeting.**

**Proposed: Cllr Thorne, seconded Cllr Smith.**

**i.) Case No: SDNP/20/04717/HOUS** Closing Date for comments: 7 December 2020  
**Case Officer: Rebecca Perris** Letter Reference DC/TU/QIUQTMTUJXR05

**Location: Hambledon, Fridays Hill, Fernhurst, GU27 3DX**

**Proposal:** First floor rear single storey extension. Two storey front extension creating hallway and bathroom above.

**Decision: No objection.**

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

**j.) Case No: SDNP/20/04466/FUL** Closing Date for comments: 4 December 2020  
**Case Officer: Louise Kent** Letter Reference DC/TU/QI6LDETUJK21J

**Location: Long Copse Cottage, Lickfold Road, Fernhurst, GU27 3JJ**

**Proposal:** A change of use of a site currently used as grazing land to a Recreational/ tourism use.

**Decision: The Council does not object in principle but it does deprecate the retrospective nature of this application.**

**The Council requests a holding objection until the application has been fully updated to describe how foul water, from WC and bath and shower and cooking facilities (the ‘trailer’ is understood to contain a bath as well as a WC), will be securely dealt with in all future situations while ensuring no risk of groundwater contamination. Waste water from baths, showers or kitchen facilities, as well as WCs, is considered ‘foul water’. A bland statement in the application form that a ‘Composting WC’ is provided is not adequate – a self-contained package treatment unit is thought to be the most environmentally sound option, if not the cheapest.**

**The Council is unclear whether Building Control would be involved in the retrospective 'regularisation' of this development – and sees this as another reason why proper sanitation arrangements should be confirmed at this stage and no later. The council would also wish to see strict conditions imposed on the future use of this site as holiday accommodation only, and not in any way separable from the main dwelling.**

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

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**P/89/20 Planning Decisions & Appeals.**

Those on the agenda were noted.

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

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