



**FERNHURST
PARISH
COUNCIL**

**Planning Committee Meeting
Minutes
Monday 23 November 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/90/20 Declaration of Interests: None.

P/91/20 Public Representations: None.

P/92/20 Previous Minutes: Minutes of the virtual meeting of the **16 November 2020** were approved.

Proposed: Cllr Jenkins, seconded Cllr Smith.

P/93/20 Planning Applications:

a.)

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 council objects.

The proposed two storey extension with the Georgian facade should be subservient to the existing south-west facing elevation. Its scale and bulk together with it being forward of most of the existing elevation make it overly visually assertive in the landscape and unsympathetic to the design and proportions of the existing building.

The Council also requests the provision of a suitably annotated 'Roof Plan'. Since no proposed roof plan is currently provided, and the available drawings are not definitive, the Council is unable to assure itself that there is no proposed roof lantern(s)/glazing which would allow the upward transmission of artificial light after dark in this sensitive location – to which it would strongly object.

'Dark skies' are one of the most special of the SDNP's 'special qualities' to be experienced in our Parish. Like so many natural wonders, dark skies are vulnerable to 'death by 1,000 cuts' where there is a cumulative deleterious effect of multiple 'small' impacts. SDNP Policy SD8 para 2 states that "...Development proposals must demonstrate that all opportunities to reduce light pollution have been taken,...". Given that any proposed non-vertical roof-glazing would allow the uncontrolled

vertical projection of light into the night sky in a sensitive area, we would consider its inclusion as a failure 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.

Given that this application forms just 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 Black, seconded Cllr Smith.

b.) Case No: SDNP/20/04455/HOUS Closing Date for comments: 10 December 2020
Case Officer: Louise Kent Letter Reference DC/TU/QI54TJTUJJB0N

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

Proposal: Extensions to existing south-west pool house and erection of replacement double garage to the west of the main property.

Decision: No objection.

Given that this application forms just 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 Black, seconded Cllr Lloyd.

c.) Case No: SDNP/20/04577/HOUS Closing Date for comments: 9 December 2020
Case Officer: Rebecca Perris Letter Reference DC/TU/QIHPD1TUJPU0Q

Location: **22 Vann Road, Fernhurst, GU27 3JN**

Proposal: Conversion of integral garage into a habitable room.

Decision: No objection.

It is noted that drawing No 528_02_001 dated 07/10/19 – ‘Existing and Proposed Block Plans’ appears to have been erroneously included, as it relates to a different, prior, application at this property.

Proposed: Cllr Thorne, seconded Cllr Black.

P/94/20 Planning Decisions & Appeals.

Those on the agenda were noted.

Date of Next Meeting: To be advised.

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