



FERNHURST PARISH COUNCIL

Planning Committee Meeting Minutes Thursday 21 January 2021

Minutes of the Planning Committee meeting held remotely at 6.30pm.

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

Apologies For Absence: Mrs S Bloomfield, Mr J Smith, Mrs M Timms.

P/6/21 Declaration of Interests: None.

P/7/21 Public Representations: None.

P/8/21 Previous Minutes: Minutes of the virtual meeting of the 12 January 2021 were approved.

Proposed: Cllr Inns, seconded Cllr Thorne.

P/9/21 Planning Applications:

a.)

Case No:	SDNP/20/05720/FUL		
Type:	Full Application		
Date Valid:	21 December 2020	Decision due:	15 February 2021
Case Officer:	Louise Kent		

Applicant: Mr & Mrs J Lane

Proposal: Part change of use of barn to live/work unit to support winery with addition of tourist accommodation.

Location: Van Common Vineyard, Van Common, Fernhurst, GU27 3NW

Decision: Fernhurst Parish Council notes the long and chequered planning and enforcement history of the site, and objects most strongly to the proposed partial change of use of the winery building.

The existence of this building was justified and predicated on agricultural/viticultural use alone; from the outset there has been a concerted series of attempts to achieve domestic status by various means. There was, and is, no credible justification whatsoever for any kind of residential use of this building. To allow it would effectively create a new dwelling in open countryside, outside the settlement boundary, contrary to the letter and the spirit of every level of planning policy, from the National Policy Planning Framework downwards.

The council also strongly objects to the proposed siting of caravans on this site, and the associated change of use from agricultural, on the following grounds:

1) This is a poor site for such activity. It is in an elevated position close to ancient semi-natural woodland. It is publicly visible from many points within the village,

along Vann Road, and across the ‘vale of Fernhurst’ to the south and west. The topography of the site is such that sound and light disturbance (from traffic, for example) are broadcast widely across the area to the south, southeast and southwest.

Based on the local knowledge and experience of councillors, the ‘Noise impact assessment’ is simply wrong, and the proposals represent a significant threat to the tranquillity of a sensitive area, and to neighbour amenity.

2) The proposed caravans are very large (about 10 metres long, with a 27 m2 footprint) and in combination will have a significant adverse impact on visual amenity – particularly in views from public spaces (e.g. FER/1256/5, LM/1264/2, FER/1272-1/1, Vann Road etc.).

In any event, the Council would wish to see strict conditions on any consent granted for caravans, and for camping in general here, to ensure:

- a) That prior written agreement is required, similar to that at ‘Night Pastures’, Lower Lodge Farm (Ref. SDNP/19/01394/FUL etc.), controlling how, for example:
- i) Group bookings will be managed, or ideally prevented, as these have a much larger likelihood of causing disturbance.
 - ii) Foul water (cooking, washing, WC) from the three caravans will be managed to ensure no risk of surface water contamination.
It is unclear to what extent Building Control would be involved in cases such as this, making confirmation of these details at the planning stage more important.
 - iii) Traffic will move on and off the site, with time restrictions.
 - iv) The use of amplified music/lighting or fireworks will be prevented.
 - v) Each visitor will be informed of expectations and sanctions, regarding their behaviour, in respecting the place and its surroundings.

b) That there can be no change, by any means, from tourism into residential use.

The council also notes, with regret, that an ostensibly healthy oak tree (visible on the left hand side of the front page of the design and access statement, and on Google Earth) has recently been cut down, which, had it remained standing, would have necessitated the cost of a tree survey and possible re-siting of the proposed caravans.

Proposed: Cllr Lloyd, seconded Cllr Jenkins.

b.) Case No: SDNP/20/05639/HOUS Closing Date for comments: 10 February 2021
Case Officer: Louise Kent Letter Reference DC/TU/QLDHG5TULAX01

Location: Hatch Wood, House Hatch Lane, Kingsley Green, Fernhurst GU27 3LJ

Proposal: Alterations to fenestration in existing games room and cottage. Proposed Summer-house and pergola. Landscape alterations including new pond, plant room and additional parking area and associated works.

Decision: No objection.

Proposed: Cllr Thorne, seconded Cllr Black.

c.) Case No: SDNP/20/02693/HOUS
Case Officer: Louise Kent

Closing Date for comments: 27 January 2021
Letter Reference DC/TU/QMVPBITU04I00

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

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

Decision: The council acknowledges the piecemeal efforts to improve the design and no longer objects.

Proposed: Cllr Buchanan, seconded Cllr Williamson.

d.)

Case No:	SDNP/20/05198/HOUS		
Type:	Householder		
Date Valid:	23 November 2020	Decision due:	18 January 2021
Case Officer:	Rebecca Perris		

Applicant: Mr Matthew Higham

Proposal: Extension and alterations, replacement garage and outbuilding.
Receipt of amended plans on 7 January 2021

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

Decision: No further objection based upon the amended plans filed on 7 January 2021.

Proposed: Cllr Buchanan , seconded Cllr Bicknell.

P/10/21 Planning Decisions & Appeals.

Those on the agenda were noted.

Date of Next Meeting: TBA.

Signed..... Date: