



FERNHURST PARISH COUNCIL

Planning Committee Meeting Minutes Thursday 18 August 2022

Minutes of the Planning Committee meeting held at Fernhurst Village Hall at 6.00pm.

Councillors Participating: Mr W Black (Chairman), Mr N Barker, Mr G Inns, Mrs M Jenkins, Mr J Smith.

Apologies For Absence: Mrs H Bicknell, Mr J Buchanan, Mr M Giffin, Mr C Lloyd, Mr G Williamson.

P/48/22 Declaration of Interests: None.

P/49/22 Public Representations: None.

P/50/22 Previous Minutes: Minutes of the meeting of the **8 August 2022** were approved.

Proposed: Cllr Inns, seconded Cllr Smith.

P/51/22 Planning Applications & Appeals:

a.)

Case No:	SDNP/22/02313/HOUS		
Type:	Householder		
Date Valid:	19 July 2022	Decision due:	13 September 2022
Case Officer:	Jenna Shore		

Applicant: Mrs Louise Simmonds

Proposal: Conversion and extension of existing stable block and store to 2-bedroom annex.

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

Decision: The council objects.

The application seeks to create an additional, detached, self-contained, two-bedroom residential dwelling within the Fernhurst Conservation Area; a development considered inappropriate.

Whilst the curtilage of Ashurst Barn Farm may be substantial the existing residential accommodation has already been extended to the extent of the owner's boundaries. This application would greatly increase the density of the residential footprint in a constrained setting more appropriate to an urban rather than rural environment.

In the event of the application being approved the council would wish to see a condition that any use of the dwelling is exclusively ancillary to that of the main house and is strictly for non-commercial purposes.

This is a rural location relatively free of light pollution. The proposed roof-light is contrary to Local and Neighbourhood Plan “Dark Skies” policies and mitigations, such as blinds, are effectively unenforceable.

Proposed: Cllr Black, seconded Cllr Jenkins.

b.)

Case No:	SDNP/22/01331/HOUS		
Type:	Householder		
Date Valid:	19 July 2022	Decision due:	
Case Officer:	Lydia Jeram		

Applicant: Mr M Wheatley and Miss M Moss

Proposal: Single storey extension to replace existing conservatory, conversion of roof to habitable space and creation of a porch.

Location: **Pear Tree Cottage, Ropes Lane**, Fernhurst, GU27 3JD

Decision: No objection in principle. The council does object to the proposed roof-lights contrary to Local and Neighbourhood Plan “Dark Skies” policies. The property is within the Fernhurst Conservation Area in an area that currently suffers with little light pollution. The roof-lights are considered superfluous given the proposed vertical glazing to the rear and side elevations. Mitigations such as blinds are effectively unenforceable.

Proposed: Cllr Jenkins, seconded Cllr Barker.

c.)

Case No:	SDNP/22/03250/HOUS		
Type:	Householder		
Date Valid:	26 July 2022	Decision due:	20 September 2022
Case Officer:	Lauren Cripps		

Applicant: Mr Dan Lazenby

Proposal: Replacement rear conservatory and associated landscaping works.

Location: **Fernshaw House, Fridays Hill**, Fernhurst, GU27 3DX

Decision: The council has no objection in principle. The council does object to the glazed roof on the proposed replacement conservatory. This is contrary to the core SDNPA Local Plan policies on sustainability. The roof glazing will be very energy inefficient in winter and summer or excessive cold and heat will render the conservatory uninhabitable. The extensive vertical glazing to the conservatory renders the roof glazing superfluous. It will enable significant vertical light spill in a sensitive area, contrary to Local and Neighbourhood Plan “Dark Skies” policies and mitigations such as blinds are effectively unenforceable.

Proposed: Cllr Jenkins, seconded Cllr Smith.

d.) Case No: SDNP/22/03433/HOUS
Case Officer: Lauren Cripps

Closing Date for comments: 8 September 2022
Letter Reference DC/TU/RF9YFOTUMJ40G

Proposal: Proposed two storey side extension replacing existing single storey ground floor side extension and outbuildings.

Location: **Meadow Cottage, Hawksfold Lane East**, Fernhurst, GU27 3JW

Decision: The council objects. The absence of any first-floor vertical glazing in the proposed extension unbalances the fenestration of the building as a whole presenting an unattractive visual impact.

The property sits in a site relatively free of light pollution and the proposed roof-lights are contrary to Local and Neighbourhood Plan Dark Skies policies. Mitigations such as blinds are effectively unenforceable.

Proposed: Cllr Jenkins, seconded Cllr Inns.

e.) Reference: WA/2022/01887: Waverley Borough Council [Link To WBC Planning Website](#)

Proposal: Hybrid application consisting of an Outline application (all matters reserved except access) for up to 130 residential dwellings accessed from the proposed access road (linking to Midhurst Road), associated landscaping, restricted access for emergency access, community growing space and associated infrastructure, including green infrastructure.

Full application for the erection of 2 dwellings and associated works.

A junction alteration from Midhurst Road.

Associated access road to serve the development (including the diversion of a public footpath).

Car park.

Associated landscaping and drainage.

The erection of a scout facility/nursery (use class F).

An education facility (use class F).

Suitable Alternative Natural Greenspace (SANG).

This application is accompanied by an Environmental Statement.

Decision: The council objects.

This development is considered totally inappropriate because it impinges on to an area of outstanding natural beauty.

If this application is approved it will inevitably result in the landowners constantly seeking 'development creep' to the boundary of the National Park/Bell Vale Lane. It is contrary to the Waverley District Council draft amendments to its Local Plan - the intention is no development on this green space.

The only source of vehicular access to the proposed development is at a very badly sighted road junction on the A286; totally inadequate for the volume of traffic the development would generate. This section of the A286 is narrow, steep and twisting and that will inevitably result in bad accidents. A 30mph speed limit will do very little to alleviate the risks because the sight lines will be so poor and speed limits are effectively unenforceable.

P/52/22 Planning Decisions & Appeals.

Those on the agenda were noted.

Any Other Business: Cllr Black reminded the committee of the current South Downs National Park Authority opportunity to recommend new Housing Development Sites and designated Green Spaces.

Date of Next Meeting: TBC.

Signed..... Date: