



FERNHURST PARISH COUNCIL

Planning Committee Meeting Minutes Thursday 7 September 2023

Minutes of the Planning Committee meeting held at Fernhurst Village Hall at 5.00pm.

Councillors Participating: Mr J Buchanan, (Chairman), Mrs H Bicknell, Mr G Inns, Ms S Strongman.

Apologies For Absence: Mr S Flatt, Mr M Giffin, Mr C Lloyd, Mr G Williamson.

P/52/23 Declaration of Interests: None.

P/53/23 Public Representations: None.

P/54/23 Previous Minutes: Minutes of the meeting of the **14 August 2023** were approved.

Proposed: Cllr Inns, seconded, Cllr Buchanan.

P/55/23 Planning Applications & Appeals:

a.)

Case No:	SDNP/23/02819/FUL		
Type:	Full Application		
Date Valid:	14 August 2023	Decision due:	9 October 2023
Case Officer:	Lauren Cripps		

Applicant: Mr & Mrs A Carulla

Proposal: Demolition of existing dwelling and all associated outbuildings. Erection of detached two-storey dwelling house and a detached two-storey residential annex with a full basement spanning both buildings, a detached tractor shed and store, a tennis court, together with the associated hard and soft landscaping, parking and access arrangements.

Location: Reeth House, Fernden Lane, GU27 3BS

Decision: The council objects to these proposals under three headings: sustainability; design and materials; light pollution.

The council considers that the most sustainable form of development on this site would be to re-use as much as possible of the existing structures, given the very considerable amount of embodied carbon that they represent. The proposal to import large volumes of new material, while discarding the existing, seems profligate in these times of climate emergency and cannot be supported, no matter how energy efficient the new structures may turn out to be.

The large proposed slate roofs do not accord with local vernacular architecture. Fernhurst Neighbourhood Plan Policy DE2, as supported by the Fernhurst Village Design Statement, states: "...use building materials that reflect the style of other traditional properties in the surrounding area.". The existing structures, while of no special architectural merit, do respect the local vernacular in terms of both design

and materials. Furthermore, the proposed design is not of sufficient merit to justify setting aside this important principle of selection of materials.

This is a sensitive site from a 'dark skies' aspect and the proposed four large annexe rooflights do not comply with SDNPLP Policy SD8.2 "...proposals must demonstrate that all opportunities to reduce light pollution have been taken...". The council does not consider that any mitigations are enforceable and would strongly prefer to see these replaced by vertically-oriented glazing, either dormers or clerestory windows of some kind.

Proposed: Cllr Strongman, seconded, Cllr Inns.

b.)

Case No:	SDNP/23/02905/HOUS		
Type:	Householder		
Date Valid:	16 August 2023	Decision due:	11 October 2023
Case Officer:	Louise Kent		

Applicant: Mrs Vanessa Busek

Proposal: Removal of side door and porch, new front door, canopy and porch across front, changes to fenestration and amended driveway.

Location: 6 Chesholt Close, Fernhurst, GU27 3EB

Decision: No objection.

Proposed: Cllr Strongman, seconded, Cllr Buchanan.

P/56/23 Planning Decisions & Appeals: Those on the agenda were noted.

Date of Next Meeting: TBC.

Signed..... Date: