



**FERNHURST
PARISH
COUNCIL**

**Planning Committee Meeting
Minutes
Monday 9 January 2017**

Minutes of the Planning Committee meeting held at Fernhurst Village Hall

Monday 9 January 2017 at 6.00pm

Councillors Present: Mr W Black (Chairman), Mr J Buchanan, Mr G Inns, Mr J Smith, Mrs M Timms.

P/1/17 Apologies For Absence: Mrs H Bicknell, Mrs M Jenkins, Mr A Moncreiff, Mr N Rawlings, Mr C. Tedd, Mr G Williamson.

P/2/17 Declaration of Interests: None.

P/3/17 Public Representations: None.

P/4/17 Previous Minutes: The minutes of the meetings held on **12 and 19 December 2016** were approved.

Proposed: Cllr Buchanan, Seconded, Cllr Timms.

P/5/17 Matters Arising From The Minutes:

P/6/17 Planning Applications:

a.) a.)

Case No:	SDNP/16/06068/HOUS		
Type:	Householder		
Date Valid:	22 December 2016	Decision due:	16 February 2017
Case Officer:	Derek Price		

Applicant: Mr J Isnardi-Bruno

Proposal: Upgrade and improvement of existing dwelling including addition of balcony and entrance porch (amendment to planning permission (SDNP/14/06337/FUL).

Location: **The Barn, Surney Fish Farm, Surney Hatch Lane, Fernhurst, GU27 3JG**

Grid Ref: 490759 126641

Decision: The council objects to the application.

The applicant's agent summarises the application as below:

“Summary 7.1 We consider the proposals will both enhance the character and appearance of the building and will improve the quality of the internal accommodation for current and future occupants.

7.2 Importantly, the comparison between these proposals and the approved scheme should also take account of:- a) the lawful use of the building; b) the limited visibility from public vantage points; c) that all of the proposed additional windows could be installed under Permitted Development rights; and d) the advice of the NPPF guarding against stifling innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

7.3 We have also shown that the proposals accord with both Development Plan

Policy and national policy guidance and from the forgoing respectfully submit that planning permission should be granted for these amendments.”

The original permission to erect this building was granted for an agricultural purpose and its appearance and character was designed to be agricultural in an agricultural setting.

Subsequently, the applicant has made repeated planning applications to destroy the remaining agricultural character of the building, of which this is the latest. The council is of the opinion that if granted, this current application will add to that destruction.

It is a clear attempt to overturn the decision in application SDNP/16/02822/FUL.

In addition:

- 1.) The council does not share the applicant’s assertion that the proposed additional windows would fall within “permitted development rights”.
- 2.) If permitted the large amount of proposed fenestration would result in reduced energy efficiency and additional light pollution in a particularly sensitive dark skies area: both contrary to policy.
- 3.) The council has been unable to substantiate the claim that the lantern roof light was consented to on 31 July 2015 as the plan referred to (151/102B) cannot be found on the South Downs National Park Authority website.

Proposed: Cllr Inns, seconded Cllr Timms.

b.)

Case No:	SDNP/16/05877/FUL		
Type:	Full Application		
Date Valid:	15 December 2016	Decision due:	9 February 2017
Case Officer:	Beverley Stubbington		

Applicant: Mr & Mrs Prisgrove

Proposal: Formation of a new access with field gate and associated track.

Location: Home Farm, Bell Road, Kingsley Green, Fernhurst, GU27 3LG

Grid Ref: 489428 130804

Decision : The council objects to the application.

The grounds for the objection are on the grounds of road safety. The applicant has supported their application with an analysis of road safety over a period of only the past 5 years. A more extensive review reveals a very different picture. There have been 14 casualties, of which 4 were fatal, since 2000 covering the exact location and approach to the proposed access. See: <http://crashmap.co.uk/>.

Local opinion is that this is a particularly dangerous stretch of road where the speed limit is regularly exceeded and the width of the road invites overtaking maneuvers.

Appeal decision 03/031/87/FUL rejected an application for an access very adjacent to the current application and cited highway safety as a cause for concern.

The site enjoys the facility an existing access point to the A286 and this stretch of A road should not be made even more hazardous by granting this application.

Proposed: Cllr Buchanan, seconded Cllr Black

P/7/16 Planning Decisions: Those on the agenda were noted.

The next meeting date was agreed to be advised.

Signed.....**Date**.....
Meeting closed at 7.10pm