



**FERNHURST
PARISH
COUNCIL**

**Planning Committee Meeting
Minutes
Monday 8 May 2017**

Minutes of the Planning Committee meeting held at Fernhurst Village Hall

Monday 8 May 2017 at 6.00pm

Councillors Present: Mr W Black (Chairman), Mrs H Bicknell, Mr J Buchanan, Mr G Inns, Mrs M Jenkins, Mr N Rawlings, Mr J Smith, Mrs M Timms.

P/44/17 Apologies For Absence: Mr A Moncreiff, Mr C. Tedd, Mr G Williamson.

P/45/17 Declaration of Interests: Cllr Rawlings declared an interest in respect of item P/51/17a. and excluded himself from all discussion and decision on the item.

P/46/17 Public Representations: Mr Nicholas Read addressed to committee in support of his application under item P/49/17a.below.

P/47/17 Previous Minutes: The minutes of the meeting held on **24 April 2017** were approved. Proposed: Cllr Inns, Seconded, Cllr Smith.

P/48/17 Matters Arising From The Minutes: None.

P/49/17 Planning Applications:

a.)

Case No:	SDNP/17/00357/FUL		
Type:	Full Application		
Date Valid:	13 April 2017	Decision due:	8 June 2017
Case Officer:	Rafa Grosso Macpherson		

Applicant: Mr Nicholas Read

Proposal: Proposed change of use of outbuilding for either short term holiday lets and/or bed and breakfast with no building work or alterations to the existing building.

Location: **Manor Farm, Vann Common**, Fernhurst, GU27 3NW

Grid Ref: 489412 129309

Decision: The council has no objection in principle but would wish to see the following condition attached to any grant of permission: "The building will remain within the same planning unit as Manor Farm and the use remain incidental to the main dwelling." Proposed: Cllr Buchanan, seconded, Cllr Jenkins.

b.) Case No: SDNP/17/02047/HOUS

Case Officer: Charlotte Cranmer

Letter Reference DC/TU/OONTRATUIAF0D

Location: **Jacketts Hollow Ropes Lane** Fernhurst GU27 3JD

Proposal: Demolition of existing outbuilding and replacement with timber framed garage with office above.

Decision: The council objects.

The application incorrectly states that the building does not sit within the Conservation Area. The property now sits within the recently extended Conservation Area and standards of design and materials should reflect this new status.

The application is for a building 1.5 metres taller than the existing permission and the hipped roof end has been squared off resulting in a building visually boxy and bulky; of unattractive proportions.

The roof should be hipped, to reduce the visible bulk, and UVPC material not used anywhere on the building.

Proposed: Cllr Timms, seconded Cllr Smith.

c.) Case No: SDNP/17/01603/HOUS

Case Officer: Rafa Grosso Macpherson

Letter Reference DC/TU/ONBIZUTU02L05

Location: Thrush Cottage 87 Midhurst Road Fernhurst GU27 3EU

Proposal: Replacement single garage/workshop and log-store.

Decision: No Objection: Proposed, Cllr Rawlings, Seconded Cllr Buchanan.

d.) Case No: SDNP/17/01884/HOUS

Case Officer: Rafa Grosso Macpherson

Letter Reference DC/TU/OO1J03TUHZZ09

Location: 65 Midhurst Road Fernhurst GU27 3EN

Proposal: Erection of PVCU conservatory to the rear elevation.

Decision: No objection. Proposed: Cllr Rawlings. Seconded Cllr Jenkins.

e.) Case No: SDNP/17/01815/TPO

Letter Reference DC/TU/ONW7D3TUHWT0C

Case Officer: Henry Whitby

Location: 7 The Ridgeway Fernhurst GU27 3JU

Proposal: Removal of 3 no. lowest branches (on southern sector) on 1 no. Oak tree (quoted as T1) (TPO'd nos. T14) subject to FH/87/00467/TPO

Decision: No objection. Proposed Cllr Buchanan, seconded Cllr Bicknell.

P/50/17 Planning Decisions: Those on the agenda were noted.

P/51/17 Town & Country Planning Act 1990 Appeals under S.78

a.) Ashurst, Lickfold Road, GU27 3JB

The council determined not to add to its existing representations.

b.) Home Farm, Bell Road, Kingsley Green, GU27 3LG

The decision by Chichester District Council to refuse the application appears to be based more upon planning concerns than those for road safety. The council agreed to add the following to its original representations:

The stretch of road (A286) that the direct access is required onto has a long history of serious road accidents including several fatalities. It is well known to local users as a road with a 50mph speed limit that is regularly exceeded and restricted

visibility for traffic with a closing speed of 100mph+. The prospect of a slowly emerging horse-box into this environment is unconscionable. The council believes a further serious accident has occurred since the original application was made.

The council is also of the opinion that the land constitutes a strategic green gap between the developments at Kingsley Green and Bell Vale and should be preserved as such.

The clerk was also instructed to canvass West Sussex County Council to also object on the grounds of road safety. **Action: (Clerk)**

P/52/17 Van Common Vineyard – Residential occupation of the building.

Chichester District Council have examined this case and found no cause for action. The council concurred.

The next meeting date was to be scheduled.

Signed.....**Date**.....
Meeting closed at 7.25pm