

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at **6.30 pm** in the **Harting Community Hall, South Harting** on **Thursday 18 April 2019**

Present: Chris Healey (Chair), Sheridan Bowman, Andrew Shaxson, Tim Bonner, Simon Powys Maurice and Sheila Bramley.

In attendance: Trish Walker, Parish Clerk

134. Apologies for absence: None

135. Declarations of Interest: None

136. Members of the Public Present: 7

137. Minutes of the meeting on 21 March 2019: Having been agreed, the minutes were signed by the Chairman.

138. Matters of Urgent Public Importance: None

139. Current Planning Applications:

139.1. SDNP/19/01248/LDE

[Existing lawful development certificate to certify that planning permission SDNP/16/01210/FUL dated 17 May 2016 has been lawfully implemented, by discharging the relevant pre-commencement planning conditions, and the making of a material start on site, as at 25 February 2019.](#)

56 & 57 West Harting Street West Harting Petersfield West Sussex GU31 5NU

No objection

139.2. SDNP/19/01319/TPO

[Fell 1 no. Oak tree \(x4 stems\) within Area, A1 subject to SDNP/64/00555/TPO.](#)

Marden Farm Cottage Eastfield Lane East Harting GU31 5NE

No objection

139.3. SDNP/19/01501/HOUS

[Alteration of flat roof to apex roof and single velux window on rear of dwelling with new french doors.](#)

Oak Cottage Nyewood Road Nyewood South Harting GU31 5HY

The Council has no objection to the main alterations.

However, the Council notes that the proposed velux window conflicts with the SDNPA's Dark Night Skies Policy (SD8); this window is not essential given the existing and the other proposed fenestration.

139.4. SDNP/19/01713/FUL

Change of use from agricultural land to site for 2 showmen's plots.

Garretts Copse Moorhen Lane South Harting West Sussex

Representations were made by parishioners, all in opposition to the scheme. The following areas were covered:

- The application does not specify the amount nor the type of vehicles which will be accessing the site. If the vehicles are long and with trailers the access from both the B2146 and the A272 is along very narrow roads
- Vehicles are likely to be high, the headroom along the roads is low in places
- Concerns that the site may become a compound to store rides and vehicles
- The site is contrary to the SDNPA's determination that this is an area of outstanding natural beauty
- The gravel base may not be substantial enough for the weight of the equipment
- The land has been designated as 'for agricultural use' and there should be very strong reasons for this to change
- The site is boggy and prone to flooding and this raises questions whether the site is suitable to bring up children
- The impact of flooding as a result of the introduction of a cess pit and concerns how this may impact on the locality, particularly as there are two clear water springs running through the area of the proposed site
- If the site is only to be used in the wintertime, where will the children go to school
- There must be other brownfield sites better suited for this purpose

Objection

The SDNPA's Policy SD33, clause 2, does not mention the provision of any pitches for Gypsies, Travellers or Travelling Showpeople in the Chichester District, reflecting the fact that no need for pitches has been identified for the District for the period up to 2027/28. Granting permission for the occupation of the site on Moorhen Lane would therefore be in conflict with Policy SD33. The applicants are currently living on a site within 9 miles of the proposed one: the NPA should assess the size of that site relative to number of occupants to see if relocation is necessary.

The SDNPA's Policy SD21, clause 1, states that development proposals must protect and enhance highway safety. The application contains no information on either the number or size of the vehicles transporting the fairground machinery, but they are likely to be fairly wide and involve the use of trailers, thus they will also be long. Moorhen Lane is single track. It is extremely narrow in places with high banks and blind bends: two normal sized cars have difficulty passing. Neither the route to the B2146 nor that to the A272 is suitable for large vehicles towing trailers or caravans. The proposed development could neither protect nor enhance highway safety, in conflict with Policy SD21.

The SDNPA's Policy SD21, clause 2, states that development must not reduce the biodiversity, landscape and amenity value and character of historic rural roads. The proposed site is greenfield and highly rural in the broadest, as commonly understood, sense of the term. The introduction of hardstanding, noise barriers and other works associated

with the proposed development will urbanise the area, conflicting with SD21 and more importantly the first purpose of the SDNP.

Policy SD21, clause 2, goes on to say that particular attention must to be given to factors such as the impact of additional traffic. Parking for four cars is indicated, however, as noted above, the application gives no information on the number of vehicles involved in transporting fairground equipment. For historic rural roads, such as Moorhen Lane, paragraph 6.31 of the Local Plan requires a statement detailing expected traffic flows arising from any new development. Furthermore, given the sparsity of occupation in the locality, the addition of two dwellings with four cars and vehicles related to the fairground business vehicles might well increase traffic flows by about 10%, especially as the nature of Moorhen Lane makes it unlikely to be a route used other than to service the immediate residents.

The site is boggy and regularly prone to flooding due to springs in the locality. Hence, it is very likely to be unsuitable for heavy vehicles. However, of particular concern is the risk of contamination of watercourses from foul water, oil spillage, diesel spillage and spillage of other chemicals involved in the repair and maintenance of machinery. The purpose of Policy SD17 is to protect ground and surface water assets: on a site prone to flooding, this is problematic given the proposed usage of the site.

The location is highly tranquil. Noise pollution is a concern both from the maintenance and repair of machinery and also from the use of generators which will presumably be needed as there currently is no electricity on the site. The application states that acoustic barriers will be erected: while they may comply with requisite noise reduction standards, no such barrier can eliminate all noise. This is a site which currently emits no noise whatsoever: the development will neither conserve nor enhance relative tranquillity as required by the SDNPA's Policy SD7.

Although not a planning policy issue, the Council queries the curtilage of the site as shown in the location plan. A wide strip of the frontage adjacent to Moorhen Lane is registered Common Land (CL44 – Goose Green).

139.5. SDNP/19/01465/HOU

[Erection of two storey rear extension and single storey front extension with alterations and additions to fenestration. Change of use of garage to habitable accommodation.](#)

Rosemont Cottage Nyewood GU31 5HX

Objection

The Council objects on the grounds that the large lantern light is excessive and is contrary to the SDNPA's Dark Night Skies Policy (SD8). Light to the landing corridor could be achieved by a high level window, obscured if necessary, on the rear elevation.

139.6. SDNP/19/01581/LIS

[Removal of existing area of structurally unsound brickwork in the wall between the Stable Block and Dairy Building at Uppark and rebuilding using existing bricks.](#)

Uppark B2146 Compton Down to Harting Hill South Harting Petersfield West Sussex GU31 5QS

No objection

140. Appeals

SDNP/19/00012/REF – Loppers Ash Appeal

It was noted this appeal is a fast-track 'householder appeal' and therefore no further comments can be submitted.

SDNP/18/01754/Spindles

It was noted this appeal will be held as a hearing. The Council will need to consider whether any further representation is necessary once previous documents and comments have been reviewed.

141. To note any planning appeal decisions: None

142. Date of next meeting: to be agreed.

The Chairman closed the meeting at 7.25 pm