

## **HARTING PARISH COUNCIL**

**Minutes** of the meeting of the **Planning Committee** held at **6.30 pm** in the **Harting Congregational Church Hall, South Harting** on **Friday 3 May 2019**

**Present:** Chris Healey (Chair), Sheridan Bowman, Andrew Shaxson, Tim Bonner, and Sheila Bramley.  
**In attendance:** Trish Walker, Parish Clerk

**143. Apologies for absence:** Simon Powys Maurice and Hugo Stuttaford

**144. Declarations of Interest:** None

**145. Members of the Public Present:** 2

**146. Minutes of the meeting on 18 April 2019:** Having been agreed, the minutes were signed by the Chairman.

**147. Matters of Urgent Public Importance:** None

**148. Current Planning Applications:**

**148.1. SDNP/19/01165/CND**

[First floor front and side extension. Erection of lean-to pitched roof over porch \(Variation of condition 3 of permission SDNP/18/06554/HOUS - change in materials\).](#)

33 South Acre South Harting GU31 5LL

Representations were made by two parishioners in opposition to the scheme. The following concerns were raised:

- the use of weatherboarding would be a complete anomaly among the current dwellings in South Acre
- most of the dwellings have tile hanging
- this would be the only property with an upper floor in South Acre to have weatherboarding
- the weatherboarding would have a significant visual impact from the nearby properties

### **Objection**

The SDNPA's Strategic Policy SD5, clause 1c, states that design should add to the local distinctiveness through its relationship to adjoining buildings. Further to this, clause 1f states that a design should be appropriate and sympathetic to its setting in terms of materials. Paragraph 5.21 of the Local Plan goes on to state that the use of materials is critical to the success of the overall design.

The condition set when permission was granted for the extension of the property aligns with SD5 in requiring that the external materials should match in type, colour and texture to those of the existing building to ensure a harmonious visual relationship between the new and existing developments.

The other two-storey properties in the small estate known as South Acre mainly have tile hanging, with the bungalows having a relatively small amount of timber boarding. The use of cement-fibre boarding would introduce a material not currently present in the nearby properties. Having viewed a sample of the boarding obtained from the manufacturer, the

Council also considers that its nature and colour would adversely draw attention to this greatly enlarged property as the boarding would be extensive.

In conclusion, this change of materials would not ensure a harmonious visual relationship with nearby properties and would be in conflict with SD5. The Council therefore suggests refusal.

#### **148.2. SDNP/19/01707/LDE**

[Existing Lawful Development - the land adjacent to Coombe Cottage has been used for over 10 years as a garden.](#)

Land adjacent to Coombe Cottage West Harting Road South Harting GU31 5NS

In principle the Council has no objection to this application, however no evidence of the use of the land as a garden has been forthcoming from the applicant.

#### **149. Appeals**

##### **SDNP/18/01754/Spindles**

The members discussed the appeal hearing and noted that representations need to be submitted to the Planning Inspectorate by 15 May 2019.

The following comments were agreed:

The Council restates the objections submitted on 28 April 2018.

“Objection on the following grounds:

- Contrary to CDC saved policy BE6, the replacement dwelling is inappropriate in scale, materials and design to accord with the character of the East Harting conservation area
- The design and the materials, particularly in terms of mix, will have a detrimental impact on the street scene.
- Contrary to statements in the documentation and on the basis of the submitted plans, the proposed dwelling is about 61% larger (GIA, excluding what appear to be voids) than the existing bungalow: this conflicts with emerging policy SD30 of the SDNPA Pre-Submission Local Plan.
- The overall impact will be heightened by close proximity to the large recently-built neighbouring property”

Furthermore, contrary to the case made in the appeal statement, the Council believes the Local Plan policies should have had weight in the consideration of the application, and therefore should be a consideration in the appeal, as the Pre-Submission Plan had been out to public consultation in October & November of 2017, whereas the application was not submitted until March 2018.

The Council also questions the size of the domestic curtilage. It is not 0.14 hectares as stated in the appeal documents but only about 0.08 hectares and the proposed footprint of the building potentially encroaches on agricultural land.

#### **150. To note any planning appeal decisions: None**

#### **151. Date of next meeting: to be agreed.**

The Chairman closed the meeting at 7 pm