

## 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 17 October 2019**

**Present:** Mrs Bramley (Chair), Mr Bonner, Mrs Curran, Mrs Dawson, Mrs Gaterell, Mrs Martin and Mr Shaxson.

In attendance: Trish Walker, Parish Clerk

**47. Apologies for absence:** None

**48. Declarations of Interest:** None

**49. Members of the Public Present:** 12

**50. Minutes of the meeting on 4 October 2019:** Having been agreed, the minutes were signed by the Chairman.

**51. Matters of Urgent Public Importance:** The members noted that there had not been any further information from Chichester District Council Legal and Enforcement Officers following the Breach of Condition notice served on the occupants of Three Cornered Piece, Nyewood. A planning application has now been submitted to construct a dwelling on the site.

**52. Current Planning Applications:**

**52.1. SDNP/19/04198/FUL**

[Change of use of land from agricultural to campsite with disabled access.](#)

Land to The East of Clarefield Copse Dumpford Lane Nyewood South Harting West Sussex

Representations were made by opponents of the scheme and the following areas were covered:

- Increased amounts of litter on the site and in Dumpford Lane
- Noise pollution – music is played on site at all hours
- Light pollution due to both lights from the tents and from vehicles
- Increased traffic on Dumpford Lane which is a single-track road
- Reduction in air quality due to BBQ's , camp fires, toilets and vehicle fumes.
- The design of the site is wrong as the field slopes so tents cannot be pitched as suggested on the plans
- Site is close to an ancient woodland
- Comments online from guests request that facilities need to be improved, this suggests there will be further development at the site in future years
- Campsite is visible for long distances as there is no screening from any side

The councillors considered the comments made and following discussion agreed the following:

Objection

The Council objects to the application for the reasons:

- There is insufficient information to support this application, in particular details surrounding parking and potential disabled access paths are not clearly stated within the application.
- There is concern that the wild camping site will create an unacceptable level of noise pollution, contrary to SDNP Local Plan Policy SD 7 “Relative Tranquility”. The site has been used during the summer of 2019 and local residents have reported unacceptable noise levels.
- A bio- diversity impact assessment as detailed in SDNP Local Plan Policy SD9 “Biodiversity and Geodiversity” has not been undertaken.
- There is concern there will be an increase in litter in the area of the site and in Dumpford Lane as experienced by residents in summer 2019. The three Portalooos used on the site were close to the road and smelly. This combined with a potential reduction in the air quality due to BBQ’s and campfires will be contrary to SDNP Local Plan Policy SD54 “Pollution and Air Quality”
- The increased traffic in Dumpford Lane, a restricted width road, is likely to pose safety issues. The expectation that campers will be walking to local shops for supplies seems unlikely to be realised given the distances involved. SDNP Local Plan SD 21 requires a proper traffic survey to be carried out if there is a 10% or more increase in the traffic.
- The campsite is in a very rural area and the development will produce light pollution contrary to SDNP Local Plan Policy SD8 “Dark Night Skies”.
- The current facilities at the site are inadequate and the Council is concerned that there may need to be further development at the site.

## 52.2. SDNP/19/03592/FUL

### Demolition of stables and removal of the existing static mobile home and erection of 1 no. dwelling.

Three Cornered Piece East Harting Hollow Road East Harting West Sussex GU31 5JJ

Representations were made by opponents of the scheme and the following areas were covered:

- The scale of the plan submitted is inaccurate, the current stable is located closer to the boundary than shown on the plans.
- The application is for development of a new site
- The boundary of the site has a number of trees with TPO’s not shown on the plans. These trees are frequently used by owls and birds of prey.
- The current site was only given planning application for a limited period.

The councillors considered the comments made and following discussion agreed the following:

#### Objection

The Council objects as this application is made on a false premise. The application states that the site is considered to be “previously developed land”. Infact the land does not have a permanent planning permission. The current permission was granted on appeal for a period of three years and is personal to the particular applicant. The appeal inspector explicitly refused permanent permission on grounds of harm to the character and appearance of the area. The development of this site would, therefore, be on a green field site and therefore outside of the SDNP Local Plan.

Even if the principle of development were conceded the Council objects on the basis that the bulk and size, appearance and design of the dwelling and garage is unacceptable in such

a rural location. The orangery with the lantern light would be contrary to SDNP Local Plan Policy SD8 “Dark Night Skies”.

**52.3. SDNP/19/04384/LDP**

[Lawful Development Certificate for proposed single storey rear extension.](#)

Putmans Cottage Putmans Lane West Harting GU31 5PB

No objection

**52.4. SDNP/19/04679/HOUS**

[Single storey side extension and internal works to relocate toilet and utility room.](#)

Penns Farm Hollist Lane East Harting GU31 5LU

No objection

**52.5. SDNP/19/04680/LIS**

[Single storey side extension and internal works to relocate toilet and utility room.](#)

Penns Farm Hollist Lane East Harting GU31 5LU

No objection

**52.6. SDNP/19/04596/HOUS**

[Demolish existing porch, replaced with ground floor extension, including new porch and changes to fenestration. Internal reconfiguration. Reinstate existing outhouse as ancillary to the main dwelling.](#)

4 Park Cottages Park Road South Harting GU31 5QR

No objection

**52.7. SDNP/19/04598/CND**

[Alterations to existing garage to create a summerhouse/office with amended hips to roof, installation of 1 no. rooflight and alterations to fenestration. Variation of condition 2 and 4 to planning permission SDNP/19/03342/HOUS. Alteration of materials from weatherboarding to vertical tile hanging.](#)

Bowers Cottage West Harting Street West Harting GU31 5NT

No objection

**53. To note any planning appeals:** None

**54. To note any planning appeal decisions:** None.

**55. Date of next meeting:** 31<sup>st</sup> October 2019, time and venue to be confirmed.

The Chairman closed the meeting at 7.20 pm

