

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at **6.45 pm** in the **Law Room, The Parish Church, South Harting** on **Thursday 31 October 2019**

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

In attendance: Trish Walker, Parish Clerk

56. Apologies for absence: Mrs Curran and Mrs Martin.

57. Declarations of Interest: None

58. Members of the Public Present: 1

59. Minutes of the meeting on 17 October 2019: Having been agreed, the minutes were signed by the Chairman.

60. Matters of Urgent Public Importance: None

61. Current Planning Applications:

61.1. SDNP/19/03061/LIS

[Replacement shed.](#)

3 The Old School House The Street South Harting GU31 5QD

No objection

61.2. SDNP/19/03060/HOUS

[Replacement shed.](#)

3 The Old School House The Street South Harting GU31 5QD

No objection

61.3. SDNP/19/03810/LIS

[Re-instate the brick and stone finish following the failure of the concrete render by removal to the front elevation.](#)

The White Hart Inn The Street South Harting GU31 5QB

No objection

61.4. SDNP/19/04930/CND

[Replacement 1 no. dwelling - variation of condition 2 of planning permission SDNP/18/01754/FUL - substitute plans 57b for 57 and add new plans 21b and 27.](#)

Spindles East Harting Street East Harting Petersfield West Sussex GU31 5LY

OBJECTION

The Council objects on the following grounds:

- The proposal constitutes a significant amendment to the approved plans, adding a substantial building with a ridge height of 5.4 metres to the front of the approved

building line. The Council does not accept the description of the building as a carport as it is enclosed on three sides and doors could readily be added.

- As stated in the planning statement, the Inspector makes the following comment in the Appeal Decision (APP/Y9507/W/18/3208006, point 9):
“Overall, the additional set back from the road and greater consistency in terms of building height within the group means that there would be a slight enhancement to the character and appearance of the Conservation Area, when considered against the existing situation.” The addition of this building to the front of the approved building line would negate any such enhancement.
- The Council objects to the bulk and mass of the proposed building which would be clearly visible from the front and would have a detrimental impact on the street scene

61.5. SDNP/19/04818/TCA

Notification of intention to fell 1 no. Judas tree (T2).

Spindles East Harting Street East Harting Petersfield West Sussex GU31 5LY

OBJECTION

APP/Y9507/W/18/3208006, Condition 3 requires “tree protection details to be implemented on site. This must occur prior to works starting to ensure these trees, which make a positive contribution to the visual appearance of the site and surrounding area, are preserved for the duration of construction activity.”

The Council objects to the removal of the Judas tree as it makes a substantial contribution to the visual appearance of the site.

The Council would also like to draw attention to the fact that the arboricultural consultant providing the advice has not visited the site for two years.

61.6. SDNP/19/05006/HOUS

Replacement garage in rear garden.

The Old Greyhound Inn West Harting Street West Harting Petersfield West Sussex GU31 5NT

No objection

61.7. SDNP/19/05007/LIS

Replacement garage in rear garden.

The Old Inn West Harting Street West Harting Petersfield West Sussex GU31 5NT

No objection

62. South Downs National Park Affordable Housing Supplementary Planning Document (SPD)

Consultation (see supporting document for briefing note)

The member of public raised concerns regarding:

- the lack of affordable housing available in the parish and the impact this has on young people who have grown up in the area and who cannot afford to buy or rent properties in the area.
- the lack of differentiation between rural and urban areas within the Plan
- surprise there was no identified housing need in the parish
- the placing of the Settlement Boundary

The Chair confirmed that a Housing Needs Survey had been carried out in late 2017 and there had been no clearly identified need at that time.

The Chair explained that the SPD was developing principles to support the Local Plan, and in particular Policy 28: Affordable Homes and Policy SD29: Rural Exception Sites. The members discussed the SPD and felt that the main drift of the document was in the right direction and would ensure that affordable housing was included in developments.

The following proposal was agreed:

that the Planning Committee were in favour of the further points raised in the Supplementary Planning Document and supported the direction taken. These comments will be submitted to the South Downs National Park Affordable Housing Supplementary Planning Document Consultation on behalf of the Council.

63. To note any planning appeals: None

64. To note any planning appeal decisions: None.

65. Date of next meeting: 21 November 2019, in the Law Room, Harting Church time to be confirmed.

The Chairman closed the meeting at 7.30 pm