

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at **6.45 pm** in the **Main Hall** of **Harting Community Hall** on **Thursday 08 December 2016**

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

In attendance: Trish Walker, Parish Clerk

86. Apologies for absence: Hugo Stuttford.

87. Declarations of Interest: Dr Bowman declared an interest in item 4.1, and Mr Powys Maurice declared an interest in item 4.2.

88. Members of the Public Present: 16

89. Minutes of the meeting on 1 December 2016: Having been agreed the minutes were signed by the Chairman.

90. Current Planning Applications

90.1 SDNP/16/05584/FUL

Construction of Two Pairs of Semi-Detached Cottages and One Detached House and Associated Access, Parking, Gardens and Landscaping.

Land North West of Horses Knap Elsted Road South Harting GU31 5LD

Public Comments

The Applicants' Agent:

The SDNPA's Local Plan has allocated eight new properties to South Harting. The applicants felt that the Elsted Road site was the preferred site as it wouldn't make such a visual impact as other sites. The comments from the previous application had been taken on board and considered in this new application. The applicants feel that the new plans are radically different and have a much better visual impact.

In a response to queries from the public it was stated that:

- Screening could be to other sides of the development, rather than just the North and East sides.
- The matter of rental or sale of the proposed properties is no applicable to the application.
- The proposed site is still agricultural land.

Ten local residents made representations to the Committee, all objecting to the proposal. Comments included:

- The visibility of the car park as there appears to be insufficient earth removal
- Concerns about the light pollution from the car park and storage area.
- Concerns about the drainage and sewerage systems that don't seem to cope very well with the current number of houses

- The increase in traffic along a road that is already busy, and the introduction of another junction where there are already four junctions in the space of 200m.
- The houses are very cramped
- The development of farm land sets a dangerous precedent
- The proposed development is outside the settlement boundary
- SDNPA originally stated the site wasn't big enough for 5 properties
- The agricultural land would no longer be accessible from this part of the village and tractors and vehicles would have to access the land from North Lane which is already terribly congested.
- North Lane is also a bus route
- Concerns about the current speed of vehicles down the Elsted Road, and how the addition of another junction could be dangerous
- The water from this field runs off into the road, will this potentially run through the new houses
- There is foul flooding every winter, and there hasn't been any improvements by Southern Water

Planning Committee Recommendation:

Based on the consideration of the above objections and the Committee's discussion of the proposed development

Objection

- 1. Negative Impact on the Conservation Area (CDC saved policy BE6):** The site extends an average of 50m back from the road whereas the adjacent and nearby properties in the Conservation Area on the north side of the Elsted Road extend back only about 15m. The depth of the proposed site has not changed since the previous application (SDNP/16/01936/FUL) which was refused by the SDNPA in part because the depth of the site would "be out of character with the surrounding development" and "would be firmly beyond the original built confines of the peripheral point of the historic settlement", the development would therefore be contrary to policy BE6.
- 2. Negative Impact on the Street Scene:** High linear density of housing on the north side of the Elsted Road relative to those adjacent would be detrimental to the street scene.
- 3. Negative Impact on the Landscape (CDC saved policy BE11):**
 - ***Removal of the last 'finger' of agricultural land coming into the historic part of the village:*** Severing this historic connection would also create ribbon development. Furthermore, "development in this location would close off significant views to open countryside" as stated in the SDNPA's decision on the previous application (SDNP/16/01936/FUL). On similar grounds, the SDNPA

objected to such an infill development on the edge of Petersfield (SDNP/13/03649/OUT, Land West of 87 Sussex Road), with the appeal against that decision being successfully defended.

- **Parking:** Although 18 parking spaces were to have been provided as part of the previous application (SDNP/16/01936/FUL), 13 spaces in such an elevated location is still a significant number. Therefore it remains the case, as stated in the SDNPA's decision notice on SDNP/16/01936/FUL, that the development would "create a large car parking area to the rear of the site, which is considered to be particularly incongruent and given its elevated position, would be visible in long distance views from public vantage points from the chalk ridge to the south including the South Downs Way".

4. Drainage problems:

- **Surface water and run-off from the field to the north:** The proposal is that the run-off from the field, which regularly floods the Elsted Road in periods of high rainfall, will be diverted, together with on-site surface water, to Harting Brook to the east of the site. The run-off, containing pesticides and herbicides, would therefore be taken to "a headwater stream and therefore a priority habitat" as described by the SDNPA's consultant ecologist, who recommends a SUDS scheme to ensure protection of the watercourse. A SUDS is not feasible on-site and the adjacent damp meadow land to the east is in separate ownership.
- **Foul water drainage:** A property to the north-east of the site regularly has foul water inundation which then pollutes the Brook. The water authority, despite being aware of this problem, has done nothing to improve the size of the pipe work to the sewage farm. Further development in this area will exacerbate the problem.

5. Highway safety issues:

- **Introduction of an additional junction:** The entrance to the site will introduce a fifth junction in roughly 200m on a road where speeding is commonplace.
- **Parking:** Further on-street parking, despite the provision of 13 on-site spaces.

- 6. **Outside of the Settlement Boundary (CDC saved policy H9):** 100% of the homes on such a site must be affordable in perpetuity.

90.2 SDNP/16/04835/CND

Variation of condition 14 of SDNP/14/00779/FUL (Extension and alteration of existing redundant agricultural building and change of use to single residential dwelling) to enable retention of one of the two existing barns for ecological reasons.

Beech Barn Putmans Lane West Harting West Sussex

No objection

90.3 SDNP/16/05675/TCA

Notification of intention to crown reduce 25% on 1no. Horse Chestnut (T1336), crown reduce by 20% on 3 no. Horse Chestnut (T1328, T1329 and T1330). Crown lift by up to 3.5m (above ground level) on 1 no. Beech tree..

Manor House North Lane South Harting GU31 5NN

No objection

90.4 SDNP/16/05774/TPO

Fell 1 no. Beech tree (1337) (TPO'D nos T2) and crown reduce by 20% on 1 no. Beech tree (1326) (TPO'D nos T1) both subject to HT/91/00569/TPO.

Manor House North Lane South Harting GU31 5NN

No objection

91. Planning appeals: None

92. Date of next meeting: January 2017

The Chairman closed the meeting at 7.40 pm.

Signed:

Date:

