

## 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 **Tuesday 25 October 2016**

**Present:** Chris Healey (Chairman), Andrew Shaxson, Sheridan Bowman, Tim Bonner, Sheila Bramley, Simon Powys Maurice and Hugo Stuttford

In attendance: Trish Walker, Parish Clerk

**64. Apologies for absence:** None

**65. Declarations of Interest :** Andrew Shaxson declared his interest in agenda item 5 as a member of Elsted Parish Council which has already commented on the process.

**66. Members of the Public Present:** 21

**67. Minutes of the meeting on 4 October 2016:** Having been agreed the minutes were signed by the Chairman.

**68. Current Planning Applications**

**68.1 SDNP/16/05045/TCA**

[Notification of intention to fell 2 no. Field Maple trees \(marked on the plan as T1 and T2\).](#)

Hollist Farm Hollist Lane East Harting GU31 5LU

No objection

**68.2 SDNP/16/04477/FUL**

[Change of use of agricultural land for the seasonal siting of 8 no. 'Colonial lodges' with associated drainage works, car parking provision and waste storage.](#)

Land West of Woodhouse Farm Eastfield Lane East Harting West Sussex

Objection.

The Committee objects to the change of use from agricultural to leisure use.

- It is considered that access to the site is difficult: the approach road is narrow and has insufficient passing places for the anticipated traffic and few opportunities to create additional ones given that the lane is a hollow way.
- The lane is also a pedestrian right of way.
- There is a lack of information regarding the specification and use of the units, and the application mentions “seasonal use”, but no dates are given.
- There is concern over the adequacy of the proposed septic tank system especially as this site will not be served by electricity.
- The allocated space for car parking is insufficient for the possible number

of occupants (56).

- The site will be visible from a public footpath bordering the site.

### **68.3 SDNP/16/04958/LIS**

Re-instate kitchen to former position, replace kitchen and bathroom windows, internal and external cement and plaster works.

Rooks Cottage North Lane South Harting GU31 5PZ

No objection

### **68.4 SDNP/16/05058/CND**

Variation of condition 1 to planning permission SDNP/16/02127/HOUS- plans.

Hollist Farm Hollist Lane East Harting GU31 5LU

No objection

### **68.5 SDNP/16/05126/TCA**

Notification of intention to reduce height by 1-1.5m, remove rubbing and diseased branches, reduce north, south and west sectors by 1m and deadwood on 1 no. Walnut tree (T1). Lateral prune lower subordinate branches back to source to establish a clearance between the branch and garage/outbuildings roof lines of 1-1.5m (includes both the neighbouring roof line and that of the lean-to behind the studio) on 1 no. Yew tree (T2). Prune away from roof of studio to establish a clearance of 1-1.5m and remove epicormic growth on 1 no. Hornbeam tree (T3). Reduce height back to previous pruning points (from a current height of 9m down to a height of 3.5m). Reduce heights by 3m on a group of Bay and Hazel trees (G1).

The Mead House Elsted Road East Harting GU31 5LT

No objection

## **69. UKOG Application for drilling for oil in the parish of Forestside**

Appraisal and production of oil incorporating the drilling of one side track well from the existing well (for appraisal), three new hydrocarbon wells and one water injection well, and to allow the production of hydrocarbons from all four wells for a 20 year period.

Markwell's Wood-I Well Site South Holt Farm Dean Lane End Forestside Rowlands Castle West Sussex

### **Public Comments**

The Chairman outlined the application. He encouraged Councillors to consider the adverse effect on aquifers and ground water as highlighted by Portsmouth Water Company's objection. Further considerations included the impact on the landscape, escalation of heavy traffic and associated noise. On the other hand the need to extract oil may be in the Public and National Interest.

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

- The timing of the application and how long drilling had already taken place at the site
- Concern that the method to be used is very similar to the controversial method of fracking and its potential impact on the aquifer.
- The use of acids to dissolve the rocks/limestone in the horizontal aspect to extract oil, and the concern that the chemicals may seep through to water courses. This is believed to cause irreversible damage.
- The Portsmouth Water report raises many issues which are of grave concern, particularly concerning the risk of pollution to the aquifers.
- It appears that UKOG is not required to have any insurance to cover any possible leaks and the impact they may have on surrounding communities.
- Whether other regulatory bodies have given agreement to this application, especially the Pollution control body.
- This methodology is not tried and tested, and therefore the possible impact and risks are not known
- The aquifer through which the drill passes is critical to Portsmouth Water as it provides the purest water in the area. This water is mixed with Southern Water to provide a better quality water. It is therefore critical for many areas where water is supplied by these bodies.
- Increased amounts of heavy-vehicle traffic moving through small lanes.

**Planning Committee decision based on the application and associated documents, consideration of the above objections and the committee's discussion of the proposed development:**

Objection:

The Council objects to this application which we consider may cause severe ecological and environmental harm to the South Downs National Park.

Our reasons for objection are as follows:

1. It is the responsibility of the SDNPA to ensure that the beautiful and unique landscape of the Park is protected (National Parks and Access to the Countryside Act 1949). It is further their remit to ensure the Park is protected from "damaging development" and to conserve the Park's natural beauty and wildlife for the enjoyment of the public.

2. We have considerable concern over the acidisation drilling process and the water injection well and their potential harm to the environment: in particular, aquifers and groundwater may be put at risk by contamination. Obviously the Council is not in a position to make an independent assessment of the technical arguments, but we worry that in Portsmouth Water Company's objection to this application they disagree with the Applicant's Risk Assessment. The latter states that the impact on groundwater is "negligible". However the Water Company feels the drilling process may have a "damaging

effect on the Bedhampton and Havant springs". If so, this would impact not only on the drinking water in the Company's supply area, but on other areas in times of water stress when supplies are shared. Furthermore, the water from these springs is particularly pure and is mixed with that from other sources to improve water quality for a customer-base that is much wider than that supplied by Portsmouth Water.

3. Should the Markwell's Wood's well prove fruitful, applications for additional wells throughout the Weald should be anticipated, escalating and further endangering the environment and landscape of the Park.

4. It is estimated that heavy goods vehicle traffic movements may increase by 10%. This, on narrow roads not designed for such vehicles, would be noisy and disruptive. It would be contrary to the SDNPA's Tranquillity policy and could also incur local Council Tax payers in addition costs for repairs to our lanes.

5. Flaring of gas on a 10 metre stack and 24-hour on-site floodlights would be contrary to the SDNP's Dark Skies policy and impact directly on local residents and wildlife.

**70. Planning appeals: None**

**71. Date of next meeting: 3 November 2016 (to be confirmed)**

The Chairman closed the meeting at 7.50 pm.

Signed:

Date:

