

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at **6.00pm** on **Thursday 21 January 2021**

The meeting was held via Zoom video link in accordance with the Coronavirus Act 2020

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

In attendance: Trish Walker, Parish Clerk

108. Apologies for absence: None

109. Declarations of Interest: Mr Shaxson declared a public service interest as a member of the SDNPA planning committee. He stated "any views on the applications I might express at this meeting will be based on the information currently available. I publicly state that I reserve the right to express different views at a SDNPA planning committee meeting in the light of further information being made available to that meeting".

110. Members of the Public Present: 5

111. Minutes of the meeting on 17 December 2020: The minutes were agreed by the members and will be signed in due course.

112. Matters of Urgent Public Importance: None

113. Current Planning Applications:

113.1. SDNP/20/05605/LDP

[Certificate of lawful development for proposed works to establish whether works to carry out demolition would constitute a material commencement of planning approval.](#)

Tye Oak Farm East Harting Hollow Road East Harting GU31 5NA

No objection

113.2. SDNP/20/05627/FUL

[Change of use of 11 hectares of agricultural land to use as campsite, for seasonal camping use with 25 pitches between May and October only. Landscape character and biodiversity enhancements for a further 4 hectares.](#)

Land And Building South Of Clarefield Copse Dumpford Lane Nyewood South Harting GU31 5JL

Representations were made by parishioners, all in opposition to the scheme. The following areas were covered:

- Issues arising from the running of the campsite, without planning permission, in the summer of 2020
- Noise, light and visual impact
- Increase in traffic in Dumpford lane, particularly as it is a popular place for local residents to walk and cycle
- Size of the site and visibility from the Downs
- Car activity in the lane will be more than stated journeys as there are no shops or pubs within walking distance
- Unsuitable site for the proposed activity
- Inability to enforce the restrictions on campers if there is no permanent supervision on site

The members considered the application, and the following objection was agreed:

Objection

The Council objects to the application for the following reasons:

The wild camping site is likely to create unacceptable levels of noise and light pollution contrary to SDNP Local Plan Policies SD 7 Relative Tranquillity and SD8 Dark Night Skies. The site has now been in operation for the last two summers and local residents have first hand experience of the effects of camping in this location. In particular, they note that in the absence of a full-time warden it is not possible to ensure that rules, such as those relating to noise after 10pm, are observed. This point is further evidenced by feedback from campers themselves on the booking website Pitchup. The operation of the camp site has had a significant impact on the tranquillity of the area. Light pollution has been created by large camp fires and car headlights. Residents further observe that rules relating to the parking of cars in the designated area have not been observed and that cars have been parked regularly in the camping fields creating extra disruption. The proposed extension of the site is likely to exacerbate these issues.

It is noted that the current plans include provision for litter bins and the collection of litter from the site, which has not previously happened. Even so, there are concerns that operation of the site will lead to an increase in litter in the area around the site, as has been experienced over the last two summers. This, combined with the impact on air quality resulting from camp fires and barbecues, will contravene SDNP Local Plan Policy SD54 Pollution and Air Quality.

Serious concerns arise over the impact of the proposal on traffic levels on Dumpford Lane. This single track lane, popular with walkers, cyclists and horse riders, has seen a large increase in traffic levels over the last two summers. On a Saturday morning last August a resident observed 39 cars passing along the lane to the east of the site in a single hour. This experience suggests that the applicant's assessment of traffic levels at 25 movements a day may be a significant underestimate. The pubs at Rogate and Trotton referred to in the application as destinations within walking distance have both been closed for some years and it would appear that campers are likely to travel by car more frequently than the application expects. It is suggested that a proper traffic survey is required to comply with SDNP Local Plan SD21.

The site is visible from various footpaths nearby and from the top of the Downs. It is noted that the application proposes that tents will be sited north of hedgerows in order to minimise their visual impact, but again, experience has shown that campers do not keep to the allocated pitches and that a site on this scale and over such a large area is likely to affect key views contrary to SDNP Local Plan SD6.

The comments of the Ecology Officer in relation to the impact on the adjacent woodland and the protection of wildlife are noted and these concerns are shared by the Council.

The proposed provision of 4 WCs and 4 showers for a potential 150 campers seems inadequate and the Council is concerned that further development at the site is likely to follow.

114. To note any appeals: None

115. To note any planning appeal decisions: None

116. Date of next meeting: 18th February 2021

The Chairman closed the meeting at 6.45pm