

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at **6.30pm** on **Tuesday 13 April 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, and Mr Shaxson (Vice Chair).
In attendance: Trish Walker, Parish Clerk

137. Apologies for absence: Mrs Martin.

138. Declarations of Interest: Mr Shaxson declared a public service interest as a member of the SDNPA planning committee.

139. Members of the Public Present: There were 3 members of the public in attendance.

140. Minutes of the meeting on 18 March 2021: The minutes were agreed by the members and will be signed in due course.

141. Matters of Urgent Public Importance: None.

142. Current Planning Applications:

142.1. SDNP/21/00964/HOUS

Erection of a single storey opensided entrance porch with pitched roof.

Ivydene Nyewood Road Nyewood South Harting GU31 5HY

No objection

142.2. SDNP/21/01521/HOUS

Relocation of existing oil storage tank to front driveway.

Ivydene Nyewood Road Nyewood South Harting GU31 5HY

No objection

142.3. SDNP/21/00597/HOUS

Replacement and extension of existing lean-to side kitchen extension. Additional 1st floor bedroom within the roof of new extension. Enlargement of existing rear 1st floor extension. New front verandah.

31 Down Park Farm Cottages Durford Lane West Harting GU31 5PF

No objection

However, the Council notes there is no information to explain how the impact of the roof lights will be ameliorated to conform to SDNPAs Dark Night Skies Policy (SD 8).

142.4. SDNP/21/01402/TPO

Crown reduce by 4m (all round) on 1 no. Oak tree (T1) and crown reduce by up to 2.5m (all round) on 1 no. Oak tree (T2). Both trees within Area, A1 subject to HT/71/00556/TPO.

Kiln House Greenfields Close Nyewood South Harting Petersfield West Sussex GU31 5JQ

No objection

142.5. SDNP/21/01195/CND

Change of use to a mixed use of the land comprising the keeping and grazing of horses and a gypsy and traveller site for one family. (Variation of conditions 1 and 2 of planning permission SDNP/16/06318/FUL-To make the permission permanent.

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 block plan submitted with the application is not to scale and does not accurately represent the location or number of the buildings currently on the site.
- Concerns that the Enforcement team had not progressed the matter further
- The conditions of the 2018 appeal have not been observed
- Concerns the stable block is possibly being used for residential or commercial purposes

The committee considered the application and the comments made and agreed to OBJECT to the application for the following reasons:

- The conditions of the 2018 appeal have been breached as the named people to whom the temporary permission was granted have not been resident on the site for some considerable time. Enforcement issued a breach of conditions notice on this basis in 2019
- The temporary permission was granted to the named applicants and their resident dependants personally for the period of three years from February 27th 2018 “or the period during which the premises are occupied by them, whichever is the shorter”. This means that the permission has expired and a full planning application should be made rather than an application to vary conditions
- An application to vary conditions 1-4 of the 2018 temporary permission was made in August 2020 and was rejected. This application is identical (and, indeed, appears to be made on the same form with the date changed) save that in a subsequent communication the application is limited to conditions 1 and 2. One of the grounds for rejection of the 2020 application was that the planning permission was spent and no longer valid as the named people were not living at the site.
- This is an unallocated site and there is no proven need for traveller sites in this area
- In any event, the proposed change in the nature of the permission from personal to general and from temporary to permanent are so major as to require a full application.
- There is insufficient information to support this application, in particular reasons why the proposed changes are justified.
- Successive planning decisions, including the decision under which the temporary permission was granted, have accepted that the existence of this site causes harm to the character and appearance of the area within the National Park. This was the reason for the temporary and personal nature of the most recent permission, the inspector stating that “other considerations.....do not outweigh the harm sufficient to justify the grant of permanent permission.”
- There are already fencing and gates in place that are not permitted in the planning application and are subject to Enforcement action
- It is noted that the site is not suitable site for horse grazing owing to the nature of the soil, as demonstrated in the past when horses were kept on the site.
- In light of the acknowledged detrimental impact of this site on the character and appearance of the South Downs National Park the council and residents strongly believe that this application (if valid at all) should be rejected and immediate enforcement action taken.

142.6. SDNP/21/01537/TCA

Notification of intention to fell 1 no. Poplar tree and 2 no. Sycamore trees.

Oakmere Cottage East Harting Street East Harting GU31 5LZ

No objection

142.7. SDNP/20/05142/FUL

[Proposed equipment & service barn, demolition of existing shed, water tank & concrete slabs.](#)

Oakwood Eastfield Lane East Harting GU31 5NF

Objection

The Council objects to the size and scale of the building and is concerned it may be visible from public viewpoints on the Downs.

Although the proposed building is slightly smaller in scale than the previous application there is still no justification for the increase in size in comparison to the original building.

142.8. SDNP/21/01374/LIS

[Replacement windows to the front elevation.](#)

Ffowlers Bucke The Street South Harting Petersfield West Sussex GU31 5QB

No objection

The Council supports the introduction of double glazing in this instance as it is necessary to take every appropriate measure to address climate change.

142.9. SDNP/21/01555/FUL

[Connection of Uppark to mains sewage system comprising: the installation of new pipelines, FOG trap south of East Pavilion and creation of sewage pumping station associated kiosk and hardstanding.](#)

Uppark B2146 Compton Down To Harting Hill South Harting GU31 5QR

No objection.

However, the Council has major concerns as the sewage plant currently serving the village is already at capacity and surcharging issues have been growing over recent years. This is particularly bad during periods of wet weather when surface water joins the system.

The Council wishes to emphasise the importance of reinstating the road surfaces properly after pipes have been laid. The stretch of road leading from Uppark to South Harting is currently in a very good condition.

142.10. SDNP/21/01729/HOUS

[Replace and extend existing garage/outbuilding to provide garage/workshop & ancillary accommodation, with associated landscaping.](#)

West Harting House West Harting Street West Harting GU31 5NT

No objection

142.11. SDNP/21/01730/LIS

[Replace and extend existing garage/outbuilding to provide garage/workshop & ancillary accommodation, with associated landscaping.](#)

West Harting House West Harting Street West Harting GU31 5NT

No objection

143. To note any appeals: None

144. To note any planning appeal decisions: None

145. Date of next meeting: to be arranged

The Chairman closed the meeting at 7.50pm