

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at **6.00pm** on **Wednesday 5 May 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

146. Apologies for absence: None.

147. Declarations of Interest: Mr Shaxson declared a non-prejudicial public service interest as a member of the SDNPA's planning committee. He stated that whilst he might express a view at this planning meeting he reserved the right to express a different view in the light of further information being presented to the SDNPA planning committee and debate at that meeting.

148. Members of the Public Present: There were 2 members of the public in attendance.

149. Minutes of the meeting on 13 April 2021: The minutes were agreed by the members and will be signed in due course.

150. Matters of Urgent Public Importance: The Chair outlined the current situation at Three Cornered Piece in Nyewood. This site has been subject to various ongoing enforcements, applications and appeals since 2019. The most recent temporary 3 year permission had expired on 27 February 2021 and letters had been served to the occupiers. It is believed the enforcement team at CDC are checking for evidence of a breach of conditions despite a notice already being issued in this respect.

Understandably, there is a great deal of frustration about this situation locally and a need for some clarification from SDNPA and CDC Enforcement.

It was agreed the clerk would contact Shona Archer, CDC Enforcement, to ask for a further update to the email received on 3 March 2021 stating prosecution papers were being initiated. Mr Shaxson will also contact SDNPA officers to request a face to face meeting with members of the community at some point after 21 June 2021, when the lockdown has ended.

151. Current Planning Applications:

151.1. SDNP/21/01767/HOUS

[Single storey rear extension to replace existing conservatory. Change use of loft space to habitable accommodation to include the additional installation of 2 no. velux windows.](#)

35 Culvers South Harting GU31 5LG

No objection.

However, the Council would like assurance that the applicant will ensure the roof lights conform to SDNPAs Dark Night Skies Policy (SD 8).

151.2. SDNP/20/05627/FUL

[Change of use of agricultural land to use as campsite, for seasonal camping use with 18 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:

- The potential to keep revising and submitting a plan and at what point refusal is given
- The site will undoubtedly be accessed via private vehicles which is contrary to the SDNPA's policies

- The proposed size of the car park appears to be much greater than would be required for 18 pitches
- The site will be visible from public access sites, the Downs and the Serpent trail
- The suggested restrictions for campers are unrealistic and are not reflected on any other sites ie. only well trained dogs being on site
- The 24 hour supervision is not realistic and would be costly given there are only 18 pitches
- The viability of the site is questioned when offset against the large costs of creating the car park, toilet and shower block and the erection of fences
- Concerns the capacity will be increased to make the site viable
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Mr Shaxson took part in the debate but abstained from the final vote.

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

Objection

The Council objects to the application for the following reasons:

Despite the reduction in the number of the pitches from 24 to 18 the Council is concerned the 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. We note the detailed rules proposed and the proposal that the site will be supervised "at all times" but would question the applicant's ability to enforce these rules.

The proposed size of the car park with 50 spaces seems excessive given the reduction in the number of pitches, even taking into account the potential parking for users of the fishing lake.

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.

Despite the proposed reduction in the number of pitches the Council still has serious concerns 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 reduces the area to be used for camping, 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 2 WCs and 2 showers for a potential 108 campers seems inadequate and the Council is concerned that further development at the site is likely to follow. Note – when 24 pitches (with up to 144 campers) were proposed there were 4 WCs and 4 showers,

The Council is concerned that the site may not be financially viable for 18 pitches given the need for 24 hour supervision, the development of WC and shower facilities, fencing and other requirements. This suggests that the number of pitches will need to be increased.

151.3. SDNP/21/01743/FUL

[Demolition of existing village hall and construction of 2no. 4 bedroom detached houses with associated car parking and landscaping.](#)

The Henry Warren Club Nyewood Road Nyewood South Harting GU31 5JE

No objection

151.4. SDNP/21/02026/HOUS

[Proposed front porch, side extension and alterations to fenestration.](#)

33 Culvers South Harting GU31 5LG

No objection

151.5. SDNP/21/02109/TCA

[Notification of intention to reduce crown by 1m \(to previous pruning points\) on 1 no. Whitebeam tree, reduce height by 1m on 1 no. mixed hedgerow, re-pollard by 2m \(to previous pollarding points\) all round on 1 no. Horse Chestnut tree, crown thin by 10% on 1 no. Weeping Pear tree and crown reduce by 10% on 1 no. Plum tree.](#)

Plumtree Cottage East Harting Street East Harting GU31 5LZ

No objection

151.6. SDNP/21/01908/HOUS

[Oil tank relocation.](#)

Tolcarne Nyewood Road Nyewood South Harting GU31 5HY

No objection

152. To note any appeals: None

153. To note any planning appeal decisions: None

154. Date of next meeting: to be arranged

The Chairman closed the meeting at 7.50pm