

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at Harting Congregational Church at **6.30 pm** on **Thursday 12 August 2021**.

The meeting was held at the Congregational Church due to the ongoing coronavirus restrictions and the need for social distancing. The Coronavirus Act 2020 allowing councils to hold public meetings via video conferencing ceased on 7 May 2021.

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

In attendance: Trish Walker, Parish Clerk

28. Apologies for absence: Mr Bonner.

29. Declarations of Interest: Mr Shaxson declared a non-prejudicial public service interest as a member of the SDNPA's planning committee.

30. Members of the Public Present: None

31. Minutes of the meeting on 15 July 2021: Having been agreed, the minutes were signed by the Chairman.

32. Matters of Urgent Public Importance: None

33. Current Planning Applications:

33.1. SDNP/21/02858/LIS

[Construction of a side extension and associated minor internal alterations.](#)

Hucksholt Farm House B2146 Hundred Acres To Compton Down Road Compton PO18 9NS

This application had been withdrawn.

33.2. SDNP/21/02857/HOUS

[Construction of a side extension and associated minor internal alterations.](#)

Hucksholt Farm House B2146 Hundred Acres To Compton Down Road Compton PO18 9NS

This application had been withdrawn.

33.3. SDNP/21/03219/FUL

[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.](#)

Three Cornered Piece East Harting Hollow Road East Harting West Sussex GU31 5JJ

Objection on the following grounds:

- Successive planning decisions, including the previous 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.”

- This harm has continued and has been exacerbated by recent introductions on site of a massive mobile home and what appears to be floodlights which do not have planning permission and appear to be contrary to the Dark Night Skies policy (SD 8)
- The recent behaviour of the applicants has had significant impact on the tranquility of the locality, an example being a series of loud explosions from the site
- The conditions of the 2018 appeal were breached as the named people to whom the temporary permission was granted have never knowingly been resident on the site. Enforcement issued a breach of conditions notice on this basis in 2019
- A further breach of conditions notice was issued on 8 June 2021 giving a period of three months notice to:
 - i. Cease the use of the land as a gypsy and traveller site
 - ii. Remove all caravans, building, structures, material and equipment, including cables, drainage pipes, foul waste water treatment plant, washing line, garden furniture, boat, boat trailer, and scaffolding from the land.
- An application to vary conditions 1-4 of the 2018 temporary permission was made in August 2020 and was rejected. 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 still appears to be the case
- The Design and Access statement refers to the site as a ‘single family site’. This is thought to be incorrect as it appears there is more than one family living on the site, in not only the mobile home but also the barn erected as a stable.
- This is an unallocated site and there is no proven need for traveller sites in this area
- There is already fencing and large and inappropriate pillars and gates in place that are not permitted by any planning application and are subject to historic Enforcement action
- It is noted that the site is not suitable for horse grazing owing to the nature of the soil, as demonstrated in the past when horses were kept on the site over a winter period.
- In light of the acknowledged detrimental impact of this site on the character and appearance of the South Downs National Park the council strongly OBJECT to this application.

33.4. SDNP/21/03589/NMA

[Non-material amendment to SDNP/16/01210/FUL - Relocation of the double bay car port to the north.](#)

56 & 57 West Harting Street West Harting West Sussex GU31 5NU

This application has been refused by SDNPA as the proposals were unacceptable as non-material amendments.

33.5. SDNP/21/02981/HOUS

[1 no. greenhouse.](#)

2 Hucksholt Farm Cottage B2146 Hundred Acres To Compton Down Road Compton PO18 9NR

No objection

33.6. SDNP/21/03672/HOUS

[Demolition of existing extension to erect a new two-storey extension to the north-west \(rear\) elevation, internal and external alterations Construction of a new outbuilding together with swimming pool, revised parking layout and new hard and soft landscaping.](#)

Hollist Farm Hollist Lane East Harting GU31 5LU

No objection.

However, the Council would like to draw attention to the proposed increase of floor area of 98.7 m² which is very close to triggering a CIL payment. If the application is permitted, we recommend that the dimensions of the extension are measured on completion.

The Council would also like to be assured the landscaping of the driveway and entrance, an area in the public view from Hollist Lane, is given proper consideration to ensure that not only the exit onto Hollist Lane is properly engineered but that also any associated drainage issues are addressed.

33.7. SDNP/21/02771/HOUS

[Single storey rear extension.](#)

Marden Meadow East Harting Street East Harting GU31 5LY

No objection.

However, the Council note there are no plans or suggestions to explain how the impact of the roof lights will be ameliorated to conform to SDNPAs Dark Night Skies Policy (SD 8).

33.8. SDNP/21/03835/TCA

[Notification of intention to reduce heights by approx. 4m on 4 no. Beech trees \(quoted within G1\).](#)

Hollist Farm House Hollist Lane East Harting Petersfield West Sussex GU31 5LU

No objection.

33.9. SDNP/21/03664/CND

[Erection of welcome/office building, extension to production building, re-cladding of office/staff building, changes to fenestration, erection of balcony, relocation of educational glasshouse, formation of overflow car park and extension to car park, continued use of external storage areas and associated landscaping - Variation of Conditions 2, 5, 6, 9, 10, 13, 19, 20, 22, 24 and 29 of planning permission SDNP/20/00443/FUL.](#)

Torberry Farm B2146 Ditcham Lane To Hurst Mill Lane Hurst South Harting GU31 5RG

No objection.

33.10. SDNP/20/05142/FUL

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

Oakwood

The Council was asked to advise if it wished to review the objection logged on 21 December 2020 in light of additional information and plans.

The Council agreed that, given the new information, the objection would be withdrawn.

34. To consider the SDNPA consultation on the Design Guide Supplementary Document (SPD)

The members considered the Design Guide Supplementary Planning Document and agreed comments would be submitted in relation to the following areas:

- No elaboration in the design guide for the way replacement buildings should be designed and the materials to be used
- No detailed guidance for the Dark Night Sky policy, in particular in relation to roof lights
- No design guidance in relation to global warming and the need to equip houses to limit the impacts
- No mention of clunch/malm stone which is a big feature of design in this area

It was agreed Mrs Bramley, Mr Shaxson and the clerk would submit these comments in response to the consultation.

35. To note any planning appeals: None.

36. To note any planning appeal decisions: None.

37. Date of next meeting: to be agreed.

The Chairman closed the meeting at 7.30pm.