

## HARTING PARISH COUNCIL

**Minutes** of the meeting of the **Planning Committee** held at Harting Community Hall  
at **6.15 pm** on **Thursday 16 September 2021**.

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

In attendance: Trish Walker, Parish Clerk

**38. Apologies for absence:** Mr Bonner.

**39. 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.

**40. Members of the Public Present:** None

**41. Minutes of the meeting on 12 August 2021:** Having been agreed, the minutes were signed by the Chairman.

**42. Matters of Urgent Public Importance:** None

**43. Current Planning Applications:**

**43.1. SDNP/21/04059/FUL**

[Creation of new vehicular access and access track to enable the free flow of traffic \(and improved visibility\) to overflow car park](#)

Sky Park Farm Durford Lane West Harting GU31 5PF

No objection.

However, the Council is concerned that the volume of traffic stated in the original planning application, in 2018, has already been exceeded particularly as the site is not yet fully open.

It is also noted that the current application for the overflow car park does not provide any evidence regarding the volume of traffic contrary to the SDNPA Local Plan policy SD21 (para 6.31). This is particularly important as the West Heath Quarry site, previously thought to be closing, has been re-allocated as a result of the Soft Sand Review.

The Council would like some measures to limit the number of times the overflow car park can be used in order to ensure it remains ancillary to the main car park.

**43.2. SDNP/21/04320/LIS**

[Roofing and associated repairs.](#)

Ffowlers Bucke The Street South Harting GU31 5QB

No objection.

**43.3. SDNP/21/01886/FUL**

**Proposed side extension to holiday let.**

Wren Cottage Torberry Farm B2146 Ditcham Lane to Hurst Mill Lane Hurst South Harting  
Petersfield West Sussex GU31 5RG

No objection.

However, the Council note there is no information or case made for the addition of rooflights in the extension or how the impact of the rooflights will be ameliorated to conform to SDNPA's Dark Night Skies Policy (SD80). The need for rooflights is questioned as there appears to be a substantial amount of glazing in the proposed extension.

**43.4. SDNP/21/04520/HOUS**

**Front porch extension.**

9 Furze Meadow Nyewood South Harting GU31 5JB

No objection.

**44. To note the Council's response to the SDNPA consultation on the Design Guide Supplementary Document (SPD)**

Noted.

The response can be seen at Appendix A below.

**45. To note any planning appeals: None.**

**46. To note any planning appeal decisions: None.**

**47. Pre-application decision** – It was noted that SDNPA had issued a pre-application decision for the Elsted road site, opposite Smithfield.

**48. Date of next meeting:** to be agreed.

The Chairman closed the meeting at 6.55pm.

## **Appendix A**

We welcome the draft Design Guide SPD which we find generally comprehensive and clear. We have the following comments.

### **SD30 – replacement dwellings outside settlement boundaries**

This policy includes some prescriptive detail on replacement residential buildings in rural areas and the Local Plan develops this in some detail in relation to design. We are surprised that the draft Guide, while dealing with development in Conservation Areas (Section 3), does not have a specific section on design of dwellings built or extended outside Conservation areas to expand further on SD30.

### **SD8 – Dark Night Skies.**

We welcome the section on Dark Night Skies and note its cross-references to the Dark Night Skies Technical Advice Note. However, we and others would welcome more detail on how light spill can be reduced beyond the use of low transmittance glazing. Perhaps section 13 might include more detail on design of roof lights and provide more detail on using well designed dormers wherever suitable in order to supplement the advice in 3.4.1 in relation to roof extensions.

### **Section 12 – Building Materials.**

In this detailed section on building materials we are surprised to see no mention of the local clunch/malmstone which, in combination with brick, is such a characteristic feature of building design not just in Harting Parish but all those parishes situated on or near the Upper Greensand ridge at the foot of the South Downs scarp slope

### **Section 13.3 – Windows.**

We welcome the recommendations on window design and note at 3.13.3.9 the requirement that windows in listed buildings should be 'very faithful to traditional forms'. We would, however, like to see an explicit admission that well designed double glazing may be appropriate in a listed building. This has been a significant issue in our parish where the default position is that applicants have been refused permission in almost all circumstances for any form of double glazing, however sympathetically designed. We believe that, in light of concerns over climate change, a review of this approach is overdue.

### **Section 14.4 – Environmentally Sustainable Design**

Environmentally Sustainable Design. We note the cross references between this section and the adopted Sustainable Construction SPD and we appreciate the limited influence which the planning authority currently exercises over existing building stock. However, we also note the recent IPCC report which emphasises the two approaches of mitigation and adaptation, and hence the need to reduce the demand for heating and cooling energy. We believe that there is scope for the Design Guide SPD to offer further guidance on how alterations and extensions to existing buildings, including those of historic importance or within conservation areas, can be designed to maximise the efficiency of the fabric of the building without detriment to its cultural or historic value.