

Notes of meeting – 16 December 2021

**Notes of the meeting of the Advisory Planning Committee held via Zoom
at 6.00 pm on Thursday 16 December 2021.**

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

In attendance: Trish Walker, Parish Clerk

The advisory meeting was held via Zoom due to the current increasing levels of Covid-19, and advice to cancel face-to-face meetings. In March 2020 the Council had put a scheme of delegation in place to enable decisions to be taken by the Clerk under the guidance of councillors until face-to-face meetings are possible. The discussions at this meeting will form recommendations to allow the Clerk to respond on behalf of the Council. The notes from this meeting will be presented to the next formal planning meeting.

- 1. Apologies for absence:** None.
- 2. Declarations of Interest:** Mr Shaxson declared a non-prejudicial public service interest as a member of the SDNPA's planning committee.
- 3. Members of the Public Present:** None
- 4. Minutes of the meeting on 18 November 2021:** The minutes from the meeting on 18 November 2021 were reviewed and it was recommended they should be signed at a future date.
- 5. Matters of Urgent Public Importance:** None

6. Current Planning Applications:

6.1. SDNP/21/05057/HOUS

[Replacement ancillary residential building and removal of other ancillary buildings.](#)

Hurstfield House B2146 Ditcham Lane to Hurst Mill Lane Hurst South Harting Petersfield
West Sussex GU31 5RF

Objection

The Council object to this application on the following grounds:

- There appears to be no account taken of the issues raised in the pre-application advice
- The mass and scale of the proposed building
- The application is contrary to SDNPA's Local Plan policy SD31 "Extensions to existing dwellings and provisions of annexes and outbuildings" as the proposed building appears to be a separate dwelling rather than an annexe and there appears to be an increase to the floor space in excess of 30%.
- There is no assurance that the applicant will ensure the roof lights conform to SDNPAs Dark Night Skies Policy (SD 8).
- Concerning the September 2021 Position Statement by Natural England there is no assurance that water neutrality can be achieved.

1.1. 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.

1.2. SDNP/21/05605/HOUS

[New Pool and Pool-house with associated landscaping.](#)

The Old Barn East Harting Street East Harting Petersfield West Sussex GU31 5LZ

No objection. However, the Council would like to query the impact of the new swimming pool on the Natural England water neutrality Position Statement issue as it will materially increase the water demand of the property.

1.3. SDNP/21/05995/TCA

[Notification of intention to reduce height by 30% on 1 no. Multi-stem Field Maple tree \(quoted as T1\).](#)

Little Hollist Hollist Lane East Harting GU31 5LU

No objection.

1.4. SDNP/21/05775/TCA

[Notification of intention to crown reduce overall canopy by up to 2m on 1 no. Cherry tree. Crown reduce overall canopy by up to 1m on 1 no. Maple tree. Crown reduce on overall canopy by up to 1.5m on 1 no. Horse chestnut tree. Fell 1 no. pittosporum tree and 1 no. Laburnum tree. Prune back by up to 1m overall canopy on 1 no. Crab apple tree.](#)

4 Mead Cottages North Lane South Harting GU31 5NP

No objection. However, there is no obvious information from the contractor to give reasons for the tree works to be carried out.

1.5. SDNP/21/05432/FUL

[Erection of 1 no. horse stables. Demolition of existing annexe and replacement single storey annexe for tourism use.](#)

Crossdyke House Telegraph Lane East Harting GU31 5NG

No objection in principle. However, the following comments are made:

- The Council query the proposed development in relation to SD31 and the definition of an annexe.
- Noting that the building has a height of 6m to the ridge we query the function and the placing of the roof lights and flue, which are unusually placed in relation to the floor plans shown.
- There is no assurance that the rooflights will conform to SDNPA's Dark Night Skies policy (SD 8).
- Concerning the September 2021 Position Statement by Natural England there is no assurance that water neutrality can be achieved.

- 7. To note any planning appeals:**
- 8. To note any planning appeal decisions:**
- 9. Date of next meeting:** to be agreed.