

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at Harting Community Hall at **7pm on Thursday 20 July 2023.**

Present: Mr Shaxson (Chair), Mr Bonner, Mrs Curran and Mr Miller.

In attendance: Trish Walker, Parish Clerk.

- 31. Apologies for absence:** Mrs Bramley and Mrs Martin (apology was not available for the meeting).
- 32. Declarations of Interest:** Mr Shaxson declared a non-prejudicial public service interest as a member of the SDNPA's planning committee
Mr Miller declared a non-prejudicial interest in item 6.2 as owner of a property in the same neighbourhood.
- 33. Members of the Public Present:** There were 5 members of the public present.
- 34. Minutes of the meeting on 7 July 2023:** the minutes were agreed and signed.
- 35. Matters of Urgent Public Importance:** None.

36. Current Planning Applications:

36.1. SDNP/23/02446/TCA

[Notification of intention to fell 1 no. Cypress tree \(T1\).](#)

Tythe Barn Cottage North Lane South Harting West Sussex GU31 5PY

No objection

36.2. SDNP/23/02375/FUL

[Demolition of existing dwelling and detached annexe, replaced with 1 no. new dwelling with new access from Quebec Lane.](#)

Sky House Collins Lane West Harting West Sussex GU31 5NZ

Representations were made by two members of the public raising the following points of concern:

- The proposed Swedish style design of the property and its straight lines will not enhance the street scene from Collins, it was felt it would detract from the street scene
- The design is overbearing and emulates the size of a previously rejected application.
- That this design, if approved, would set a precedent for the area
- A large percentage of the proposed property is glass and the light from this will impact heavily on the properties below.
- The height and depth of the proposed balcony is close to neighbours hedges

The applicant was present at the meeting and made the following points:

- A lot of thought and time had been put into the design of the property and the need to comply with the SDNPA policies.

- The amount of glass in the building is only 2% greater than the policy allows.
- It was felt the design was elegant and there is evidence of a Skandia designed property in the adjacent town of Petersfield.

The applicant then provided the committee with an explanation for making this application.

The members considered the application and the following comments were agreed:

The Council **OBJECTS** to the proposed application for the following reasons:

1. The bulk, mass and appearance of the proposed building structure as it does not comply with paragraph 5.1 of the SDNPA's 'Extensions and replacement dwellings TAN' particularly in its position which is very visible from Collins Lane and Quebec Lane. The TAN states that 'All proposals for replacement dwellings and extensions should be considered for their impact on local character and appearance'
2. Sky House is located in a tranquil area away from sources of background light. The large percentage of glass in the design raises concerns about satisfying the SDNPA's Dark Night Skies Policy (SD8).
3. The application form states that there will not be an increase on the current provision of four car parking spaces on the proposed new parking area. The committee queries what will be done with the existing car parking area adjacent to Collins Lane.

37. To note any planning appeals: None.

38. To note any planning appeal decisions: None.

39. Date of next meeting: to be confirmed.

The Chair closed the meeting at 7.40pm.