

HARTING PARISH COUNCIL

Minutes of the meeting of the **Planning Committee** held at
The Henry Warren Hall, Nyewood
at **6.30pm on Thursday 16 October 2025.**

Present: Mr Bonner, Mrs Bramley (Chair), Mrs Curran, Mrs Martin, Mrs Maxwell Davies, Mr Miller and Mr Shaxson.

In attendance: Trish Walker, Parish Clerk.

35. Apologies for absence: None.

36. Declarations of Interest: Mr Shaxson declared a non-prejudicial public service interest as a member of the SDNPA's planning committee. He noted the SDNPA had 'called in' agenda item 6.3 and therefore he would not be expressing any opinion or voting on the item.

37. Members of the Public Present: There were 11 members of the public present.

38. Minutes of the meeting on 18 September 2025: The minutes were agreed and signed.

39. Matters of Urgent Public Importance: None.

40. Current Planning Applications:

40.1. SDNP/25/03253/HOUS

[Demolition of existing greenhouse and the erection of a detached garage.](#)

1 Slate Cottages East Harting Street East Harting West Sussex GU31 5LZ

No objection.

40.2. SDNP/25/03598/LIS

[Conversion of outbuilding / privy into an outdoor toilet.](#)

Goldrings Kent House Lane East Harting West Sussex GU31 5LS

No objection.

40.3. SDNP/25/03104/FUL

[Change of use of agricultural land to permanent use as a seasonal campsite with 18 no. pitches between May and October each year.](#)

Clarefield Copse Dumpford Lane Nyewood South Harting West Sussex

The Chair introduced the application and gave some background to the site as it had previously been given a temporary planning application in 2021. Representations were made by members of the public, all in objection to the application. The issues raised were:

- The last temporary planning application hasn't been proved to work
- There are far more camping sites in the area now, so there isn't the same demand as previously – 49 campsites within a 9 mile area
- This is proven by the site being much quieter during the weekdays

- The permission being sought isn't necessary as the site could operate under permitted development rights for 4 days a week over a 15 week period
- The site weakens the rural landscape due to large pitches
- Vehicles are always parked next to the pitches and not in the car park
- Amplified music noise is a problem
- Concern that, if planning permission was given, agricultural protection on the land would be lost
- About 150m of hedging has been removed from the western ridge of the site

The Council considered the application and agreed the following comments.

The Council OBJECTS to the proposed development for the following reasons:

Temporary planning permission was granted for this site in June 2021 as a "trial period to assess the effect of the development on the area in terms of landscape, neighbours' amenity and wider environmental impacts." 18 conditions were imposed, many to be satisfied before the commencement of the activity, although they were not discharged until September 2023. That temporary permission expired in October 2024. Local experience suggests that during the period since the permission was granted the conditions have not been satisfied.

In particular:

During the camping period

- no warden appears to have been resident on the site to impose the conditions;
- cars are driven to the camping area and parked beside pitches rather than remaining in the parking area;
- tents are regularly pitched in groups and not in accordance with the plan;
- noise is a problem for neighbours including amplified music;
- access to the area has not been controlled by keypad as proposed;
- traffic does not respect the need for careful driving on the single track Dumpford Lane, much used by riders and walkers;
- Comments on the "Pitchup" website (while generally very positive about the location) suggest that campers have found no-one present on the site to greet them on arrival and show them the parking arrangements, with some complaints about the state of the amenity building.

During the off season

- the amenity building has not been removed from the site;
- no cattle have grazed the land.

Further

It is to be noted that the adjacent farm is no longer in the ownership of the applicant. This throws some doubt on the farm diversification case and means that the farm shop, originally a pivotal aspect of the sustainability of the site, is now closed.

A hedge along the western edge of the site has been removed, this was an established hedge, and the removal has enabled the track to the ponds to be widened and hard surfaced.

The ground does not appear to have been used for cattle grazing since the permission was applied for in 2020.

The amenity facilities are inadequate for the number of potential visitors and this has led to people not using them. A member of the public confirmed to the planning committee that he had stepped in human excrement on the public footpath.

Conclusion

Given the way in which the site has been operated over the last four years it seems clear that its effect is to contravene the first purpose of the National Park, has a deleterious effect on landscape character and tranquillity in this rural location and adversely affects views. The agricultural use of the land should be retained.

40.4. SDNP/25/02490/HOUS

[Return/revert dwelling and cottage annexe to a single dwelling to include associated internal alterations and external alterations to include removal of rear conservatory, reinstatement of a doorway, removal of supported canopy and a modern stone wall increasing/extending hedge line on front \(east\) elevation, and removal of a rear garden dividing hedge.](#)

West Harting House & Cottage (annexe) West Harting Street West Harting West Sussex
GU31 5NT

No objection.

41. To note any planning appeals: APP/Y9507/C/23/3331030 – Hucksholt Farm, B2146 Hundred Acres to Compton Down.

42. To note any planning appeal decisions: None.

43. Date of next meeting: 20 November 2025 at the Community Hall, South Harting. Time to be confirmed.

The Chair closed the meeting at 7.17pm.