

# Wisborough Green Parish Council

## Minutes of The Planning Committee

Date: Tuesday 2<sup>nd</sup> January 2018

Present: Mr N Beresford (NB), Mr A Burbridge (AB), Mr A Jackson (Planning Committee Chairman), Mr M Newell (MN), Mr M Watson (MW)

Apologies: Mr P Drummond (PD), Mr H True (HT)

Held in: The Committee Room, Village Hall

In Attendance: Mrs L Davies (Parish Clerk)

Members of Public: None

The Chairman opened the meeting at 8.00 pm.

1. Apologies for Absence: Apologies were received and accepted from Mr Drummond and Mr True.
2. Declaration of Members' Interests: Being a friend of the applicant, AB declared his interest in the Thornton Cottage application. Being a direct neighbour, AB declared his interest in the application for Starveall Barn and advised that he would not be involved in the decision. No other interests were declared.
3. Public Participation: There were no members of public present.
4. New Planning Applications: The following applications were reviewed. Application details had been circulated in advance of the meeting and were also displayed:

SDNP/17/05447/FUL – Case Officer – Louise Kent	Mr & Mrs Charles Mockbeggars , Horsebridge Hill, Bedham, Wisborough Green, RH20 1JP Retrospective erection of tennis court within the garden land. <u>No Objection</u>
WR/17/03445/TCA - Case Officer: - Henry Whitby - <b>Tree Apps (TCA's and TPA's)</b>	Stephen Rollinson Thornton Cottage Petworth Road Wisborough Green RH14 0BJ Notification of intention to fell 1 no. Yew tree (T1), crown reduce by 50% on 1 no. Silver Birch tree (T2). O.S. Grid Ref. 504837/125935 <u>No Objection</u>
WR/17/03219/DOM - Case Officer: - Paul Hunt - <b>Other Dev - Householder Developments</b>	Mr Richard Jones 8 Council Cottages Durbans Road Wisborough Green RH14 0DH Erection of two storey extension, increase the size of the loft room, installation of four pitched roof dormers and the addition of a single storey oak framed orangery on the rear of the property with conservation style skylights. O.S. Grid Ref. 504969/126630 The Parish Council <u>OBJECTS</u> to this application. The bulk of the proposed extension, amplified by the dormers to the front of the property, is out of keeping with neighbouring properties and local housing. The dormers create the appearance of a three storey house which is inconsistent with other properties and is not a characteristic of Wisborough Green. The Parish Council does not object to the principle of an extension but would prefer to see a smaller velux style window to the front of the property, if required.

<p>WR/17/03483/TCA - Case Officer: - Henry Whitby - <b>Tree Apps (TCA's and TPA's)</b></p>	<p>Mr Peter Corthine Blakeney Petworth Road Wisborough Green Notification of intention to reduce height by 2m (to last pollard/wound points) on 4 no. Sycamore trees. Crown reduce up to 1 m on 1 no. Copper Beech tree. O.S. Grid Ref. 504800/125924 <u>No Objection</u></p>
<p>WR/17/03384/DOM - Case Officer: - Paul Hunt - Other Dev - Householder Developments</p>	<p>Mr And Mrs Dan Farmelo 32 Butts Meadow Wisborough Green Billingshurst West Sussex Single storey rear extension. O.S. Grid Ref. 504690/126095 <u>No Objection</u></p>
<p>WR/17/03562/FUL - Case Officer: - Paul Hunt - Minor Dev - Dwellings</p>	<p>Mr D Tredinnick Starveall Barn Newpound Wisborough Green RH14 0AT Replacement of existing barn and shelter and creation of two bedroom dwelling. O.S. Grid Ref. 505487/127777 The Parish Council <u>OBJECTS</u> to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The development is in the rural area, outside the Settlement Area, and is contrary to Neighbourhood Plan Policies: OA2, OA3 as well as Chichester Local Plan Policies 45 and 46.</li> <li>• The location is remote from community facilities and is considered unsustainable development, particularly in terms of access to local and community facilities.</li> <li>• The arguments for the development are confused, and contradictory. The intended use is stated as suitable for homeworking yet it is suggested that the dwelling could be suitable for retirement age use. Neither are considered compelling reasons to override planning policy.</li> <li>• The building would be situated in designated ancient woodland, the clearance of which to accommodate the development would have a negative impact.</li> <li>• The existing access, on a fast and dangerous road, is inadequate. To create a suitable access with the required visibility splays would require significant intrusion and removal of woodland.</li> <li>• The application conclusion states that the proposal is a windfall site, yet this is contrary to Neighbourhood Plan policy OA4.</li> <li>• Given the unsustainable development and harm to prominent woodland the Parish Council consider the proposed development not to be good use of land.</li> </ul> <p>The Parish's Neighbourhood Plan provides for an excess of the housing allocation set by the Chichester Local Plan. Sites within the Neighbourhood Plan currently have dwellings already for sale, and applications for 47 houses at an advanced stage in the planning process which will be available for occupation within the next 2 years. This planned delivery confirms that there is more than adequate land supply for Wisborough Green.</p> <p>The Parish Council considers that this application is unjustified and should be refused.</p>

5. Any Other Planning Matters to Report:

- a. Land South of Meadowbank: Jones Homes Ltd had advised that they were now seeking clearance of all of the conditions pursuant to the outline and the detailed permissions. Immediately prior to the Christmas break an application to discharge conditions 5: Samples of Materials, condition 17: Badger Survey, condition 22: Construction Management Plan and condition 19: Lighting was submitted to Chichester District Council (CDC). Details of the materials and lighting plan had been forward to the Parish Council for comment. In terms of the materials, members agreed that these were acceptable although would like the front door design to be given further consideration. With regard to the proposed street lighting, members objected strongly to the inclusion of 11 lumieres, referring to the

Neighbourhood Plan Street Lighting policy, IN3 (Page 55). Clerk to advise Jones Homes Ltd and CDC accordingly.

- b. AB was disappointed at the response from Runnymede Homes Ltd relating to the community open space and assistance to deliver a useable amenity for the community. He therefore requested that this be included on the January Parish Council agenda for further discussion.
- c. AJ advised that a pipe under the hedge in Newpound Lane was blocked causing considerable surface water. Clerk to look into clearance.

6. Date of Next Meeting:

Parish Council Meeting on Tuesday 16<sup>th</sup> January 2018 at 7.45 pm.

There being no further business the meeting closed at 9.00 pm.

Signed by the Chairman: ..... Date: .....