

Wisborough Green Parish Council

Minutes of the Planning Committee Meeting

Date: Tuesday 4th January 2022

Present: Mr P Drummond (PD), Mr A Jackson (AJ) (Planning Chairman),
Mrs S Winship (SW), Mr T Worrall (TW)

Apologies: Ms L Bartley (LB), Mr H True (HT), Mr M Watson (MW)

Non-Attendance: Mr A Burbridge (AB)

Held in: The Village Hall

In Attendance: Mrs L Davies (Parish Clerk)

Members of Public: One

The Chairman opened the meeting at 8.00 pm.

1. Apologies for Absence:
Apologies were received and accepted from Ms Bartley, Mr True and Mr Watson.
2. Declaration of Members' Interests:
No interests were declared.
3. Public Participation:
Planning Applicant – attended the meeting to give explanation to the planning history, architect's brief to design an authentic West Sussex style farm building and consultation with local neighbours. He currently had planning permission to convert the building but felt that the new design improved the appearance of a building that had little architectural value; the new design was supported by the immediate neighbours.
4. New Planning Applications:
The following applications were reviewed and discussed.

Application Number	Application Details
WR/21/03155/OUT - Case Officer: Sascha Haigh	Mr Ian MacRae Northlands Farm House Newpound Wisborough Green RH14 0QJ Outline application (with all matter reserved except Appearance) for a single storey high efficiency 3 bedroom dwelling. Grey water recovery and recycle system. Solar panel capture and heat system. O.S. Grid Ref. 506549/126270 Objection. This was a new dwelling on agricultural land in the rural area outside the Settlement Boundary, therefore contrary to Local Plan and Neighbourhood Plan policies. The proposed dwelling was not sustainable development; car use would be required to access village facilities.

<p>WR/21/03574/TPA - Tree Apps</p>	<p>Mr A Slade 2 Carters Way, Wisborough Green, RH14 0BY Crown reduce (overall) by 20% on eastern sector on 1 no. Varigated Box Elder tree (T1), within Area A1, subject to 68/01110/TPO. O.S. Grid Ref. 504519 / 125945</p> <p>No Objection.</p>
<p>WR/21/03424/FUL - Minor Dev - Dwellings</p>	<p>Mr A Van Leeuwen Howfold Barn, Howfold Farm, , Newpound Lane, WG, RH14 OEG Erection of 1 no. custom/self build dwelling - alternative to permission WR/20/01036/PA3Q O.S. Grid Ref. 505690 / 126920</p> <p>Objection.</p> <p>This Full planning application does not meet the criteria for the Permitted Development Class Q, and hence should not rely on implied precedence of the prior PA3Q application. Therefore, this application is for the creation of a new dwelling, outside the Settlement Boundary in the rural area, contrary to both Local Plan and Neighbourhood Plan policies.</p> <p>The Parish Council objects for the following reasons.</p> <ul style="list-style-type: none"> • The intended dwelling is too large and does not address the identified local need for smaller, more affordable housing, particularly for first time buyers and younger families. (Neighbourhood Plan consultations and Housing Need Survey 2019). • The proposed dwelling is not sustainable development; car use will be required to access village facilities. • Is not best land use and removes greenfield space and an agricultural building associated with farmland. • It does not meet Chichester's Local Plan or Neighbourhood Plan policies for development in a rural area.

5. Any Other Planning Matters to Report:

- a. Bat & Ball Public House Marquees: It was noted that two small marquees had been erected in the grounds since November exceeding 28 days permitted development. Clerk to write and ascertain the owner's intentions.
- b. Burdocks: The full response from the planning office had been circulated. CDC had advised that a breach of planning control had been identified in relation to the house sign and consideration was to be given to the expediency of enforcement action. With regard to the animal shelters, the inspecting officer noted that the structures were temporary, lightweight and readily moveable, free standing with no floors or doors, and therefore concluded that there was no breach of planning control. No breach of planning control was identified for the light and CCTV. The Clerk to contact the planning officer in relation to the house sign and proposed action.

6. Date of Next Meeting:

Parish Council Meeting on Tuesday 18th January 2022 at 7.45pm.

There being no further business the meeting closed at 8.28 pm.

Signed by the Chairman: Date: