

Wisborough Green Parish Council

Minutes of the Planning Committee Meeting

Date:	Tuesday 3 rd May 2022
Present:	Mr P Drummond (PD), Mr A Jackson (AJ) (Planning Chairman), Mrs S Winship (SW), Mr T Worrall (TW)
Apologies:	Mr M Watson, Ms L Bartley, Mr H True
Non-Attendance:	Mr A Burbridge
Held in:	The Village Hall
In Attendance:	Mrs L Davies (Parish Clerk)
Members of Public:	Five

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:
PD declared that he had been friends of the applicants for Dunhurst Barn for over 20 years.
3. Public Participation:
A Dunhurst Barn neighbour gave explanation to his objections, which he and his wife submitted for the original application, and which remained despite the amendments; he provided the Chairman with a copy of his draft statement. Objections related to: damage to the area's ecology, subdivision of agricultural land, visual impact on the landscape and excessive parking area, water neutrality and surface water drainage. He advised that it had always been their intention to erect chestnut post and rail fencing along the driveway which would be across the proposed lorry entrance.

The Dunhurst applicant gave detailed explanation to the proposed use to support his family's activities which involved competitive horse riding; there was no intention to use as a commercial yard. They had taken on board previous comments and gave explanation to the new location and proposed land use. Some land would be used for equestrian purposes, but the rest would be permanent pasture/parkland with trees. The applicant supported the information provided in the Ecology Report and information provided in an SSE reported which stated that the new electrical grid line would have no impact on the area and that the ponds would not support Great Crested Newts due to the fish. He did not believe that the proposal had a huge impact on the ecology.

In relation to the proposed fence, he highlighted that whilst his neighbours did own the track, they did not own the verge and as such, he would not support the installation of the fence; he would discuss with his neighbours. If visual impact was a concern, they would willingly to increase the boundary planting and install a bund if this was required.

The water neutrality statement had been complied by professionals, but he was happy to increase storage capacity if this was required. Regarding the wastewater, this would go into the sewerage treatment plant, which was 300 m away from the nearest pond.

A Dunhurst Barn neighbour expressed his concerns over the plan and the impact upon his ponds which did contain newts. Although he acknowledged that the proposal had now been re-sited away from the

ancient woodland, he was concerned that effluent could soak into the ditch which fed into the ponds, potentially affecting the survival of the fish and amphibians. He was concerned about the impact of lighting, traffic, movements, and noise on the wildlife. He also felt that the Water Neutrality Report was inaccurate, and that water use would exceed the storage capacity. He highlighted that the land was already being used for equestrian purposes and field shelters installed. The menage would involve considerable excavation and questioned what would happen to this spoil. It would have a major change on the landscape.

The applicant advised that the field shelters were on skids and could be moved; they did not require planning permission. The muck heap would be completely sealed and with the horses stabled on dry beds, little liquid would be present. The fields could be used for agricultural sheep or cattle which would produce more manure. All mitigation required would be undertaken. They wanted to enhance the environment and were therefore happy to work with the neighbours to undertake additional work to this end, such as further water storage.

TW asked for clarification of the stable block size, advised as 35 m.

8.27 pm – the five members of public left the meeting room.

4. New Planning Applications:

The following applications were reviewed and discussed.

Application Number	Application Details
21/02064/FUL	<p>Mr & Mrs G Andrews Land South Of Dunhurst Barn Skiff Lane Wisborough Green Change of use of land to mixed agricultural and private equestrian, together with the erection of a stable building and menage and laying of a track. Members discussed the application in detail. It was agreed that the Parish Council would <u>object</u> to the application. The response was delegated to the Clerk and AJ.</p> <p>Wisborough Green Parish Council (WGPC) OBJECTS to this application for the following reasons:</p> <p>WGPC acknowledges that this revised application does address some concerns relating to the previous location being too close to ancient woodland and watercourses, and the lighting impact upon bats. However, WGPC views this proposal as over development and loss of greenfield space in the context of a high quality visual rural landscape.</p> <p>The present owners acquired the agricultural barn for conversion into a residential development knowing that it did not have a stable building or menage. This in itself has created a residential building in a rural environment, outside the Settlement Boundary, having an impact upon the dark skies in this area. WGPC views the stable building, menage, extensive hardstanding and track proposal as a substantial change and harmful development in the countryside, contrary to NP Policy EN2.</p> <p>It is felt that the Ecology Report submitted for the application is lacking in detail. In view of the sensitive location next to ancient woodland, WGPC feels that a more thorough report should be commissioned which obtains permission to access and examine the three ponds.</p>

	<p>With regard to Water Neutrality, it is felt that the current provision is inadequate in times of drought (as currently being experienced). If CDC is minded to permit, the water storage capacity should be increased.</p>
<p>SDNP/22/01833/HO US</p>	<p>Mr and Mrs George and Zeina Embiricos Horsebridge House , Fittleworth Road, Wisborough Green, West Sussex, RH14 0HD Demolition of existing conservatory and hallway. Replacement front window. New indoor swimming pool and conservatory.</p> <p>The response was delegated to the Clerk and AJ.</p> <p>The Parish Council has no objection to this application, subject to the following conditions:</p> <ul style="list-style-type: none"> • The installation of solar panels should be considered on the flat roof of the swimming pool to help run the facilities in line with the South Downs National Park Local Plan Policy - Strategic Policy SD48: Climate Change and Sustainable Use of Resources and CDC’s Climate Emergency Action Plan target of 10% greenhouse gas reduction in the district. • Being in the South Downs National Park, and WGPC’s support of dark sky policies and initiatives, WGPC would request that automatic dusk to dawn blinds be installed on the roof lights to prevent the egress of light at night, to conserve and enhance the intrinsic quality of dark night skies in line with Strategic Policy SD8: Dark Night Skies.

5. Any Other Planning Matters to Report:

There were no matters to report.

6. Date of Next Meeting:

Parish Council Meeting on Tuesday 17th May 2022 at 7.45 pm.

There being no further business the meeting closed at 9.10 pm.

Signed by the Chairman: Date: