

Wisborough Green Parish Council

Draft Minutes of the Planning Committee Meeting to be agreed on 17th January 2023

Date: Tuesday 3rd January 2023

Present: Ms L Bartley, Mr P Drummond, Mr A Jackson (Planning Committee Chairman), Mr H True, Mr M Watson Mrs S Winship

Non-Attendance: Mr A Burbridge, Mr T Worrall

Held in: The Village Hall

Members of Public: None

The Chairman opened the meeting at 8.00 pm.

1. Apologies for Absence:
No apologies were received.
2. Declaration of Members' Interests:
Mr Watson highlighted his application on the agenda and advised that he would withdraw from discussion. All members declared their association with Mr Watson as Parish Councillors.
3. Public Participation:
There were no members of the public present.
4. New Planning Applications:
The following applications were reviewed and discussed.

Application Number	Application Details
WR/22/00596/DOM - Case Officer: Louise Brace Substitute Plans	Mr David Sloan Farnfold Billingshurst Road Wisborough Green West Sussex 2 storey extension, double garage, open gazebo with pitched roof, pitched roof over existing flat roof annex, electric entrance gates with piers and walls and internal alterations. O.S. Grid Ref. 505294/125749 The Parish Council is pleased that the applicant has taken on board the Parish Council's previous comments for the gateway and has no objection to the revised plans. As stated previously, the Parish Council requests dusk to dawn blinds on the roof lantern to prevent the egress of light at night.

<p>WR/22/02535/FUL - Case Officer: Louise Brace</p>	<p>Mr Hugo Sugden Lowfold Fittleworth Road Wisborough Green West Sussex Retrospective change of use of existing agricultural store currently used as garaging and games room for use as garaging and ancillary annexe accommodation with alterations to fenestration. O.S. Grid Ref. 503724/124697 The Parish Council has no objection to the change of use, but objects to the glass sliding doors which are considered out of keeping with the building, contrary to Neighbourhood Plan Policy DS3. The Parish Council requests a condition that the building is retained as ancillary to the main house. The Parish Council requests dusk to dawn blinds on the roof lights to prevent the egress of light at night, particularly as the building is in a dark night skies area and close to the South Downs National Park boundary.</p>
<p>WR/22/03091/TCA - Case Officer: Miruna Turland</p>	<p>Mrs. Vanessa Palmer Wilton Cottage Kirdford Road Wisborough Green West Sussex Notification of intention to fell 1 no. Wisteria tree (C1), 1 no. Box hedge (H3), 1 no. Hawthorn hedge (H4), 1 no. English Oak tree (T7), 1 no. Hawthorn tree (G5) and 1 no. Blackthorn tree (G5). O.S. Grid Ref. 504659/126330 The Parish Council has no objection to the removal of the Wisteria, Box hedge, Hawthorn hedge, Hawthorn and Blackthorn trees. However, it <u>objects strongly</u> to the felling of the Oak tree which is some way from the house. The Oak tree is in a dominant position, and it is considered that removal will impact upon the setting of the nearby Grade II Listed Building and the Conservation Area. It is a good specimen and removal will be a significant loss. It is believed that a reduction of the canopy and on-going management would remove the need to fell. As removal will be a significant loss for the area, the Parish Council feels that this tree should be protected with a Tree Preservation Order.</p>
<p>WR/22/02892/FUL - Case Officer: Sascha Haigh</p>	<p>Mr A Van Leeuwen Howfold Farm Newpound Lane Wisborough Green West Sussex Demolition of barn and construction of a dwelling as an alternative to approved Class Q dwelling (WR/20/01036/PA3Q). O.S. Grid Ref. 505690/126920 As with the previous application WR/21/03424/FUL, which is currently being appealed, this is a new dwelling in the countryside and is contrary to Local and Neighbourhood Plan policies. Response delegated to AJ and the Clerk in line with the previous response.</p>
<p>WR/22/02907/FUL - Case Officer: Alicia Snook</p>	<p>Mr Martin Watson Copse Cottage Harsfold Lane Wisborough Green West Sussex Change of use of a strip of agricultural land to form incidental residential curtilage and erection of 1 no. double garage/home office. O.S. Grid Ref. 505129/125303 <u>No Objection</u></p>

WR/22/02877/TPA - Case Officer: Henry Whitby	Martin Arlett Park Lodge Kirdford Road Wisborough Green West Sussex Reduce height by 9m on 6 no. Field Maple trees, reduce height by up to 4m on 1 no. Holly tree and 3 no. Hazel trees all within Area, A1 subject to WR/59/01108/TPO. O.S. Grid Ref. 504737/126304 The Parish Council does not object to the reduction in height generally, but specifically for the Field Maples, <u>objects</u> to the proposed reduction. This is potentially excessive and may damage the health of the trees. Such a large reduction, and possible loss, would have a dramatic visual impact in the Conservation Area and vista from the village green.
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5. Planning Appeal – Goose Cottage, Durbans Road, RH14 0DG:
Although the Parish Council's objection letter would be forwarded to the Planning Inspectorate, it was agreed that a further submission should be sent. If permitted, it could set a precedent for other plots in Wisborough Green and could provide the means to obtain a new dwelling in the countryside. The submission delegated to the Clerk.
6. Any Other Planning Matters to Report:
 - a. The Clerk reminded members of the Local Plan meeting with CDC on MS Teams on Wednesday 4th January 2023 at 3.30 pm.
 - b. Loxwood Parish Council had raised foul water concerns in Loxwood with Cllr Janet Dunton who agreed to arrange a meeting with Southern Water. Members concurred that Wisborough Green also had sewerage concerns and members agreed to attend.
7. Date of Next Meeting:
Parish Council Meeting on Tuesday 17th January 2023 at 7.45 pm.

There being no further business the meeting closed at 8.36 pm.

Signed by the Chairman: Date: