



MINUTES of a Meeting of the PLANNING COMMITTEE held at the Village Council Meeting Room, Ashurst Wood on Tuesday, 5th December 2017 at 7.30pm.

Present: Cllrs Forbes (Chair), Bright, Bussell, Judge, Lindsay, Loveday, Samways and Wailes
In attendance: Clerk, Caroline Leet.

1. **Public question time** - None
2. **Apologies for absence**
Cllr Phillips - apologies were received and **resolved; the reason was accepted.**
3. **To receive Declaration of Interests from Members in respect of any matter on the agenda** - None.
4. **The Minutes of the previous meeting of the Committee held on the 28th November 2017 were approved as an accurate record of the meeting.**
5. **Recorded Meetings:** None
6. **Planning applications: DM/17/4769**

Location: 5, Woods Hill Close, Ashurst Wood, West Sussex, RH19 3RJ

Desc: Lawful Development Certificate Proposed – proposed loft conversion with rear dormer and hip gable. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Recommend: **Refusal.** This is an application for a lawful development certificate under Class B. Since Class B does not apply when a dwelling house is on article 2(3) land and since the village of Ashurst Wood is on article 2(3) land (being within an AONB), development cannot be permitted under Class B and a full planning application will be required.

The proposed loft conversion would result in a 5 bedroom property, so the applicant would need to provide a minimum of 3 full sized off-road parking spaces to comply with policy 21 of the Ashurst Wood Neighbourhood Plan.

7. **To receive notification of planning decisions:** DM/17/3859 – Retrospective application to add layer of hard-core to access lane that leads onto Woods Hill Lane to allow use throughout the year - Land Parcel between Brambleside & Fielden, – Permission GRANTED.
8. **Correspondence:** None
9. **Any items for reporting or inclusion on future agenda:** None

Meeting Closed at: 7.35pm

Chairman.....

Dated: