



MINUTES of a Meeting of the PLANNING COMMITTEE held remotely, on Tuesday, 14th July 2020 at 11.00am on Zoom

Present: Cllrs Forbes (Chair), Draper, Haite, Loveday and Spoor

In attendance: Clerk, Rebecca Roberts, District Councillor Belsey and 3 members of the public

Absent: Cllrs Arnott, Lee, Phillips and Tyrrell

1. **Public questions:** 3 residents made representations regarding application DM/20/1139 which included, but were not limited to the following points:
 - The proposed 4 bed, two storey house would have an overbearing and negative effect on the neighbouring properties
 - The area is already congested with vehicles
 - The driveway to the site is very narrow and unsuitable for large vehicles and lorries, meaning that many deliveries stop on the already narrow Woods Hill Lane, often blocking driveways of neighbouring properties and causing an obstruction for pedestrians
 - The proposal is not in keeping with the area
 - The application is for building outside the built up area of the village
 - There will be an adverse effect on the trees, animals and birds in the area
2. **Apologies for absence** – Cllrs Lee and Tyrrell; apologies were received and **resolved; the reasons were accepted.**
3. **To receive Declaration of Interests from Members in respect of any matter on the agenda** – Cllr Loveday declared a personal interest as the applicant is a friend of his.
4. **The Minutes of the previous meeting of the Committee held on the 23rd June 2020 were approved as an accurate record of the meetings.**
5. **Recorded Meetings:** None
6. **Planning applications:**

DM/20/1139

Location: Land to the West of The Barn Woods Hill Lane Ashurst Wood RH19
Desc: Demolition of existing property and outbuildings. Two dwellings consisting of a two storey house, bungalow and shared garage

Recommend: **Refusal**

The site is outside the Built Up Area of the village (contrary to statements in the application), as well as being within the AONB and does not satisfy the criteria in Policy ASW12 of the Neighbourhood Plan. The proposed two-storey house by reason of its height and proximity would

have a detrimental effect on the living conditions of adjoining residents in Woods Hill Lane and would be out of keeping with the character of the immediate area which is mainly bungalows (some with roof extensions); contrary to Neighbourhood Plan Policy ASW14.

The proposal would require the removal of mature category B trees which currently provide screening. The siting of the proposed house would be close to retained trees and could lead to pressure to remove them in the future.

No plans or elevations are provided for the proposed shared garage.

Before determination of this application, a more detailed ecological report should be prepared and the Tree Officer should be consulted. A site visit by West Sussex County Council Highways officers should be requested so that the Officers can consider residents' concerns about site access and highway safety in Woods Hill Lane.

Car parking provision should comply with the Neighbourhood Plan Policy ASW21.

A detailed Landscape Plan should be a condition of any permission, to include additional tree planting where relevant, and a Construction Management Plan should include access arrangements to the site and traffic management.

Please note that the application site is owned by the owners of The Barn and not by the applicant, therefore the application form and location plan will need to be amended.

DM/20/2108

Location: 25 Chapel Lane Ashurst Wood West Sussex
Desc: Retrospective application to construct a motor bike storage building at the front of property

Recommend: No Objection

7. To receive notification of planning decisions: DM/20/1745 – Proposed single storey rear extension – Crossways House, Hammerwood Road, Ashurst Wood – Permission: Granted

8. Correspondence: None

9. Any items for reporting or inclusion on future agenda: DM/20/2162 – Madrumah, Windmill Lane, Ashurst Wood and DM/20/2182 – Rossendale, 5, Wellfield, Ashurst Wood

Meeting Closed at: 11.48am

Chairman..... Dated: