



MINUTES of a Meeting of the PLANNING COMMITTEE held remotely, on Tuesday, 26th January 2021 at 11.00am on Zoom

Present: Cllrs Forbes (Chair), Draper, Haite, Lee, Loveday, Phillips, Spoor and Tyrrell
In attendance: Clerk, Rebecca Roberts, District Councillor Belsey and 5 members of the public

Absent: Cllr Arnott

1. **Public questions:** 5 members of the public were present, who made representations on application DM/20/4690 – Land to the West of The Barn, Woods Hill Lane. Comments made included:
 - Over-development of the site
 - Overbearing effect
 - Policy ASW 13 of the Ashurst Wood Neighbourhood Plan discourages Residential development of garden land
 - Policy ASW 20 of the Ashurst Wood Neighbourhood Plan stipulates that a new development must provide safe access for vehicles and pedestrians with adequate visibility. The existing driveway is narrow with poor visibility and access for large vehicles is extremely difficult
 - There are concerns that the ancillary building will become a dwelling
 - The proposal takes away privacy
 - Parts of the plans are incorrect, with boundary lines incorrectly drawn

2. **Apologies for absence –** None

3. **To receive Declaration of Interests from Members in respect of any matter on the agenda –** Cllr Loveday declared a prejudicial interest in application DM/20/4690. Cllr Haite declared a personal interest in application DM/20/4658 as a neighbour of the applicant

4. **The Minutes of the previous meeting of the Committee held on the 12th January 2021 were approved as an accurate record of the meetings.**

5. **Planning applications received from Mid Sussex District Council:**

DM/20/4658

Location: Forest View Cansiron Lane Ashurst Wood
Desc: Proposed single storey rear extension and alterations to existing rear dormer

Recommend: Approval

11.24 a.m. Cllr Loveday left the meeting

DM/20/4690

Location: Land to The West of The Barn Woods Hill Lane Ashurst Wood
Desc: Demolition of existing outbuildings. Erection of 1 x 5 bedroom two storey dwelling and a two storey detached ancillary garage/building

Recommend: **Refusal** – Members feel that the 5 bedroom property is too large in scale, while the proposed ancillary building is excessively large. It is felt that the house is not well located in relation to the garden, being separated from it by the ancillary building. Members also feel that the proposal is not in keeping with the neighbouring dwellings and not sympathetic to the semi-rural setting of the site, contrary to the advice given by the Planning Officer in the previous application DM20/1139. The application site is owned by the owner of The Barn, so the ownership certificate on the application form needs amending. The blue line does not appear to be correctly drawn and part of number 53 Woods Hill Lane is included inside the red line.

11.31 a.m. Cllr Loveday admitted back into the meeting

DM/20/4488

Location: Ridgeway House Cansiron Lane Ashurst Wood
Desc: Full width single storey rear extension, new rendered cheeks to existing dormers and new rendered finish to rear façade. Existing decorative ridge tiles removed and replaced with matching plain ridge tiles. New extended timber decking to rear

Recommend: No Objection

6. To receive notification of planning decisions:

DM/20/4081 – Retrospective two storey rear infill extension – 15 Hammerwood Road Ashurst Wood – Permission Granted.

DM/20/3896 – Detached Double Garage – 18, Hammerwood Road Ashurst Wood – Permission Granted.

DM/20/4263 – Mature Oak – Fell due to substantial die back – Upper Stables Hammerwood Road Ashurst Wood – Permission Granted.

DM/20/4319 – The erection of a 2 bay open fronted garage to the front driveway – Hope Springs Cansiron Lane Ashurst Wood – Permission Granted

7. Correspondence: None

8. Any items for reporting or inclusion on future agenda: Application DM/21/0158 – 59, Hammerwood Road and DM/21/0225 – The Pines, Hammerwood Road

Meeting Closed at: 11.35am

Chair..... Dated: