



Ashington Parish Council

Planning Committee Meeting

Minutes of Ashington Parish Council Planning Committee Meeting held at 7.30pm on Wednesday 15th October 2014

Present: Councillors M Woolley, N Carver, K Wood, J Gichovi-Elias, B Norton & T Kearney

Parish Clerk K Dare

Members of the public: 2 (owners of Yew Tree Cottage DC/14/1944)

Declarations of Interest: Cllrs Carver & Woolley declared personal, prejudicial interests in planning application DC/14/1944.

Apologies received from: Councillors D. Harbour (personal)

Planning applications

DC/14/1851 Proposed sandschool for private use with no floodlighting – Bowford Farm, Goose Green Lane

The Council has no objections.

DC/14/2100 Proposed first floor extension over existing flat roof side extension and new porch – 2 Broadbridge Cottages, London Road

The Council has no objections.

Cllrs Carver & Woolley left the meeting at this point and did not return. Cllr Norton took the Chair.

Public Adjournment

The Clerk reported to the owners of Yew Tree Cottage that their consultant's Heritage Report had not been made available to the Parish Council (either online or paper copy from HDC). Therefore, the Parish Council would have to make its comments without the benefit of this document.

The owners of Yew Tree Cottage read out the conclusion of the Heritage Report for the benefit of Councillors. In summary, there will be limited impact on the nearby Grade II Listed Building (Yew Tree Cottage) because:

1. The landscape in the area has changed profoundly over the years (including the building of Linfield Lane)
2. Other developments along Billingshurst Road
3. The introduction of more landscaping around the application site to reinforce planting boundaries
4. There will be filtered views of the 4 new houses from Yew Tree Cottage but these will be mitigated by boundary planting.

The Chairman closed the Public Adjournment and thanked the members of the public for their comments.

Planning application

DC/14/1944 Outline planning application (inc Access and Scale) for the construction of up to four dwellings on undeveloped land to the north of Ashington and immediately adjacent to the eastern edge of the defined build up area boundary - Yew Tree Cottage Billingshurst Road

The Clerk pointed out that the Parish Council had discussed this application in March 2014 (planning reference DC/14/0162) and that relatively little had changed between that application and the current one. She made reference to the 'Melton Drive' Planning Inspectors report which dismissed an appeal against HDC's refusal of permission for @70 homes on the grounds that:

1. The development would erode to a harmful degree the separation between the listed building and the built up area of Storrington
2. Screening will only mitigate negative impacts, rather than remove them
3. Planting is a temporary measure and cannot be relied upon as a means of permanent visual mitigation.
4. The appeal site is an open field and is the beginning of the countryside beyond the northern perimeter of Storrington.
5. The appeal site and its immediate environment perform a transitional function between the village and countryside.

In addition, the Clerk referred to planning application for 58 homes on the edge of Partridge Green (DC/13/1187) which HDC had refused because the harm would demonstrably outweigh the benefits of the proposal including: a harmful urbanising impact on the character of the site and on the rural setting of Partridge Green; the proposal would have an urbanising effect on the Grade II listed farmstead buildings nearby and this would cause unacceptable harm to the heritage assets and this harm would not be outweighed by the benefits arising from the proposal.

It was agreed that the Council should OBJECT to the application citing the Parish Council's previous reasons and include new information from both planning cases described above.

Amendments None

Correspondence None

Meeting finished at 7.50pm

Signed.....

Date.....