

EWHURST PARISH COUNCIL
with Ellen's Green

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NOTICE
MEETING OF THE **EWHURST PARISH COUNCIL**
PLANNING COMMITTEE

Minutes –Tuesday 19th December 2017 7pm

1. Present: Parish Councillors: Val Henry, Mike Turner, Elaine Benson and Ian Davies
2. Apologies for Absence had been received from Rob Matthews, Julie Francis and Tom Fawcett
3. Declaration of Interests. Val Henry. Non-pecuniary, application #2122. Broadstone boundary
4. Open forum – public speaking. None
5. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration –

WA/2017/2110 Oakwood Caravan, Oakwood, Somersbury Lane, Ewhurst GU6 7SR.
Use of mobile home for ancillary residential purposes, together with the use of
the adjacent structure for ancillary use to the mobile home.

Invalid, due to a technical reason – posted on WBC site

WA/2017/2122 Hunters Rest, The Green, Ewhurst, GU6 7RT
Outline Planning Permission for the erection of 2 detached dwellings following
demolition of existing bungalow and garage.

Whilst the application site lies within the Village Settlement Area, the Parish Council notes that it has shared boundaries with both the Conservation Area (Ewhurst Green) and a listed building (Broadstone Cottage)

The application is in outline only with all matters reserved and provides insufficient detail to enable a proper assessment of any impacts upon these designated heritage assets.

The applicant's preliminary ecological appraisal identifies the likely presence of a number of protected species on the site, namely; bats (two species) great crested newts and badgers. Significant portions of the site have been undisturbed for many years and more detailed surveys would be required to establish the value of the habitat and any appropriate mitigation. A site with this degree of ecological potential cannot be assessed from desktop studies alone and appropriate mitigation may impact upon the site's development potential.

Extensive TPOs on the site may also constrain development, which has not been properly assessed, and the removal or future loss of mature trees may impact the setting of the adjacent Conservation Area.

There is concern that two-storey dwellings on the site may appear too prominent, given the topography and conservation constraints but this cannot be properly assessed without more detailed design proposals.

WA/2017/2147 Brookhurst Grange, Holmbury Road, Ewhurst

Application under Section 73A to vary/remove Condition 2 of WA/2013/1928 (removal of existing stables identified on drawing 9055.5.A) to allow the stables to be retained.

The Inspector's decision of 6 November 2014 relied upon the removal of the barn to provide 'greater openness' (para 29). The matter of removal is underscored in para 41 of the decision which explicitly calls for a condition to 'ensure the removal of the smaller stables building...to protect the openness of the Green Belt'. A variation at this stage would undermine the Inspector's explicit direction.

5. Updates on planning matters

Planning Committee Meetings – next meeting Tuesday 9th January 7pm EYSC (subject to applications)

Parish Council Meetings – next meeting: **Monday 15th January 2018** at the EYSC, Ewhurst

***THE PUBLIC AND PRESS ARE CORDIALLY INVITED TO BE PRESENT
and may speak during the Open Forum only***