**EWHURST PARISH COUNCIL**

**with Ellen’s Green**

Clerk of the Council – Joanna Cadman Email: Clerk@ewhurstellensgreen-pc.gov.uk

MINUTES OF THE MEETING OF THE **EWHURST PARISH COUNCIL**

**PLANNING COMMITTEE**

held at the EYSC

 **Monday 16th October 2023 7.30PM**

1. **Present:** Cllr V Henry (in the chair), Cllrs J Bloomfield, N Clowes, M Higgins, J Lilley, L Tingley, M White

4 members of the public

In attendance: The Clerk, Mrs J Cadman

1. **Apologies for absence:** were received from Cllr T Bloomfield.
2. **Declaration of Interests:**

 *WA/2023/02003:* Cllr Tingley declared a non pecuniary interest

 *WA/2023/02029:* Cllr Higgins declared a non pecuniary interest

1. **Open forum – public speaking:** no representations were received.
2. **APPLICATIONS & CORRESPONDENCE RECEIVED** for consideration –

**WA/2023/01965 Maybanks, Cox Green**

*Application under Section 73A to vary condition 1 (approved plans) of WA/2019/0309 to allow for construction of 3 x dormer windows in west elevation roof slope (plot 4), altered dormer design and position to west elevation (plot 3), alterations to fenestration, omission of entrance hall (plot 3), erection of entrance canopy (plot 4)and introduction of roof light.*

No objection

**WA/2023/02003 31 Downhurst Road**

*Extensions and alterations to single dwelling to provide 2 flats with associated works (revision of WA/2023/01021)*

No objection

**WA/2023/02029 The Firs, Cranleigh Road**

*Erection of a first floor extension to provide a two storey dwelling*

Objection

1. Although design of the elevation to the street is acceptable that to the side and back is incongruous, and will result in loss of amenity to neighbouring properties.
2. The size of the extension will be overbearing to neighbouring properties, which are both single storey cottages.
3. This extension will result in the loss of another small dwelling in the parish. *E&EG NP policy 5.6*

**WA/2023/02130 Sailtops, Cox Green**

*Change of use from paddock to domestic garden/residential curtilage associated with Sailtops*

Object.

1. The site, currently designated as paddock, sits partly in Surrey and partly in West Sussex. Ewhurst Parish Council’s response will therefore also be sent to Horsham District Council (ref DC/23/1723)
2. Members had no objection to the change of use with reference to the portion of paddock described as residential amenity area, but to the change of use of the remainder of the paddock which incorporates the Public Right of Way (PROW) 449. This right of way leads across land designated as an Area of Great Landscape Value. This AGLV land has been cited by Inspectors when dismissing recent Appeals (2019 and 2023) on neighbouring land that the footpath runs into.
3. If this section of the paddock is redesignated as domestic garden, the PROW would provide non residential access to the garden and remove the rural aspect of the footpath. Notice should be taken of NPPF paragraph 100 which states that planning policies and decisions should protect and enhance public rights of way and access. This proposal puts the PROW at risk of domestication as a garden.

**WA/2023/02047 Ozone, Pitch Hill**

*Change of use from ancillary artist studio and garage to ancillary staff accommodation with alterations to elevations*

No objection provided that, in the event of approval, a condition is imposed that ensures the accommodation remains ancillary to the main dwelling.

Members also queried the rammed earth wall shown in these plans and questioned whether an application should have been made for planning permission for this.

**WA/2023/02169 The Granary, Thornhurst Brook Farm**

*Change of use and extensions and alterations to existing building to provide an independent dwelling*

Members had no objection but hoped that this would be the last large extension to a building on this site.

**WA/2023/02075 Bramblehurst Farm, Ockley Road**

*Listed building consent for replacement roof with associated external and internal works*

**WA/2023/02076 Bramblehurst Farm, Ockley Road**

*Replacement roof with associated external and internal works*

No objection to either application.

**TM/2023/02120 Land behind Oxmead Street and Ryde Close**

*Application for works to trees subject to Tree Preservation Order WA36*

Members did not object but were concerned at the need to undertake tree work on a site where a tree survey would have been undertaken under the original planning application and all necessary work agreed at that stage.

1. **Chairman’s Report:** deferred to the full Council meeting.

Planning Committee Meeting – 20th November 2023 7.30 pm EYSC

Parish Council Meeting – 20th November 2023 **, 8pm, EYSC**