



# **FULKING PARISH COUNCIL**

## **Minutes of the Fulking Parish Council**

### **Planning Meeting**

**Held in the Village Hall, Fulking**

**On Thursday**

**31<sup>st</sup> August 2016 at 6.30pm**

**Present:** Miles Firth (Chairman), Councillors Michael Trist, Linda Dyos, Kate Watson, Mark Hind and Clerk to the Council, Derek Blackhall

6 members of the public were present

**Apologies for Absence:** None

**Declaration of interest:** None

Meeting opened at 6.30 pm

The minutes of the planning meeting held on 5<sup>th</sup> August 2016 having been previously circulated, were **AGREED** and **SIGNED**.

Prior to the meeting, there were no requests by a member of the public to speak.

The following matter was discussed:-

SDNP/16/024029/HOUS

**Location:** Oldwood, Clappers Lane, Fulking Henfield West Sussex

**Proposal:** Demolition of existing dwelling and erection of a replacement 4 bedroomed house.

The Chairman introduced the application, pointing out it is to be an ECO house in a large land area; screened from Clappers Lane.

The meeting was suspended at 6.32 in order for a general floor discussion to take place and the following points were made:

It was generally felt to be a good application

The trees assist the noise abatement

The applicant wants more trees for security purposes

Auto double gates will help disguise when residents are away

It was considered to be another out of character build not in accordance with the village action plan- although it was pointed out that references to Village Action Plans are not given much (if any) weight, according to the South Downs National Park Authority.

District Council Planners like variations.

The site is not in the centre of the village

Differing building layouts which are not in the centre are welcome

There appears to be a Government Directive not to turn down modern architecture.

The meeting was reopened at 6.42.

The resulting discussion noted that:

- This is at the far end of, and away from, the centre of the village
- and although it is not in keeping with the village action plan, it is well screened by trees
- and already has support from several neighbours since it will be a vast improvement on the building it replaces.

- It was felt there is a roof line issue which has meant a change of design on the recommendation of District Planning.
- It uses good materials; but there possibly may be a SDNP 'Dark Skies' light issue to consider.
- The increased foot print is acceptable in this application.
- It would be useful if there was a condition in the permission granted to ensure the trees must stay to provide ongoing screening.

The resulting vote was 3 Councillors supporting this application and two were neutral.

Meeting closed at 7pm

Signed .....

Date.....

**Minute 8/2016 31/8/2016**