



## FULKING PARISH COUNCIL

Minutes of the Fulking Parish Council

Planning Meeting

Held in the Village Hall, Fulking

On Wednesday

20<sup>th</sup> August 2014 at 6.30pm

**Present:** Kate Watson (Chair) Michael Trist (Vice Chair) Councillors Pam Rowland and Linda Dyos

21 members of the public were present including Councillor Jack Callaghan.

**Apologies for Absence:** None

**Declaration of interest:** None

Meeting opened at 6.31 pm

The minutes of the planning meetings held on 16th April and 2<sup>nd</sup> July 2014 having been previously circulated, were **AGREED** and **SIGNED**.

The following application was discussed:-

**SDNP/14/03055/FUL-Land To The East Of Market Gardens Clappers Lane Fulking West Sussex**

Change of use of land to private gypsy and traveller caravan site consisting of 2no. pitches each of which to contain 1no. mobile home, 1no. touring caravan and 1no. amenity building, including hardstanding and associated development.

At the start of the meeting there were 4 comments against the application on the SDNP website and two speakers had registered to speak against the application.

The Chairman stated that the speakers would be allowed to speak for a maximum of 2 minutes each, after which time the meeting would be adjourned to allow members of the public to have their say.

1<sup>st</sup> Speaker Jenny Wild **objected** to the planning application on the following grounds:-

- The findings of the Travellers and Gypsy needs assessment should not be pre-empted
- Other sites in Mid Sussex more appropriate.
- The National Park is protected, no development unless it is of outstanding design.
- The site will be visible from the Downs spoiling the view.

2<sup>nd</sup> Speaker Neil Cooper **objected** to the planning application on the following grounds:-

- The site falls within the National Park whose strategy is still being developed.
- The existing site that is mentioned in the application only has temporary permission.
- The local plan is clear that it is a green field site and should remain as a green field site.

- If any form of development is allowed this would open the flood gates and no land would be safe against development.

Councillor Jack Callaghan gave his support to the objection and stated that he would speak to Councillor Colin Trumble to make sure the planning application was "called in".

Meeting adjourned at 6.37pm

The meeting was re-opened at 7.04pm. After a discussion, the PC voted **unanimously to object** to the planning application SDNP/14/03055/FUL Land to the east of Market Garden, Clappers Lane, West Sussex on the following grounds:-

- MSDC is in the process of consulting with regards to the Travellers & Gypsy needs assessment and this application should not pre-empt the consultation findings.
- The neighbouring properties were not informed of the planning application.
- The application form is incorrect/unclear.
  1. Method of disposing of waste/recycling is not stated (7)
  2. The application states that the site is currently occupied (14). As at the time of the parish meeting the site was vacant.
  3. The application states that there are no trees/hedges on the proposed site (15). The site has numerous trees and hedges.
  4. The design and access statement –design principles and concepts refers to an existing stable block(4). This is not shown on the plans.
- The application is for a change of use from agricultural land. This would be against sections 3.35,3.72 and C9 of the Mid Sussex Local Plan 2004 as it would change the rural character of the locality, as well as the general policies for conserving and safeguarding specially protected area.
- The proposed site is within the South Downs National Park therefore within a protected area ( M S Local Plan 3.24 to protect the adjoining countryside from unnecessary development).
- The proposed site would be very visible from the Downs in the autumn/winter as it is surrounded by mainly deciduous trees (3.38 of the M S Local Plan potentially obtrusive developments, particularly on exposed sites which are visible from long distances).
- The site is adjacent to a temporary authorised traveller site- permission for this site is due to expire in July 2015. The notification letter giving temporary permission for the Market Garden site stated "The Local Planning Authority would not normally grant permission for such a development in this location".
- The utility buildings in the proposed planning application do not meet 3.37 of the M S Local Plan ( any new structure within the South Downs National Park needs to be of outstanding design and quality).
- The site is not accessible by foot to services and facilities. This is a requirement of the Travellers & Gypsy needs assessment 5.81 policy H14.
- The site has very poor vehicular access. Visibility for entering and exiting the site is very limited due to its location on an extremely sharp bend. Clappers Lane itself is a narrow lane often single track with passing points which are not large enough for a vehicle towing a caravan.

Signed ..... Date.....

**Minute 29 26/8/2014**