



## **FULKING PARISH COUNCIL**

**Minutes of the Fulking Parish Council**

**Planning Meeting**

**Held in the Village Hall, Fulking**

**On Wednesday**

**7<sup>th</sup> January 2015 at 6.30pm**

**Present:** Kate Watson ( Chairman) Michael Trist (Vice Chair) Councillor Pam Rowland , Councillor Linda Dyos and Clerk to the Council, Andrea Dickson  
14 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 19<sup>th</sup> November 2014 having been previously circulated, were **AGREED** and **SIGNED**.

At the start of the meeting one person had registered to speak against The Land parcel at 525085 application and 4 comments objecting to the application had been posted on the website and one letter of support from South Downs Way Officer had been posted on the website.

The following applications were discussed:-

**SDNP/14/06299/HOUS Hale Green Poynings Road Fulking West Sussex BN5 9NB**

Proposed demolition of existing garage and construction of new kitchen extension leading to a new double garage with bedroom over.

**SDNP/14/06295/FUL Land Parcel At 525085 111170 Poynings Road Fulking**

Planning application for change of use of land for small scale (up to 10 pitches) short stay tented campsite with a temporary log cabin to serve toilet & shower, kitchen and seating facilities for the users and cycle parking.

**SDNP/14/06299/HOUS Hale Green Poynings Road Fulking West Sussex BN5 9NB**

After a short discussion on the planning application the PC could see no planning reason to object to the application. The PC voted **Neutral** to the application.

The PC would like to point out that the plans showing the existing building and elevations are described as west elevations, one of these should be an east elevation.

**SDNP/14/06295/FUL Land Parcel At 525085 111170 Poynings Road Fulking**

The speaker spoke for two minutes against the planning application. This was followed by a discussion from the PC.

The meeting was then **adjourned at 6.46pm** to allow the public to comment on the application.

The meeting was reconvened at 7pm at which time the PC then voted to **Object** to the planning application on the following grounds:-

- There is no genuine market need for the campsite. There is a 15 pitch campsite at Saddlescombe open April to September which averages 1-2 pitches occupied on at weekends ( 5 is considered busy). This is only a 20 minute walk away from the proposed site.
- No consideration for the neighbours
  - noise- the campsite is to be unsupervised the majority of the time.
  - smells from BBQ's
  - close proximity of the campsite to properties.
- Increased risk of fire – limited access for emergency vehicles.
- No facilities shown on plans for rubbish/ recycling
- In an area with a fragile eco environment where owls, bats and badgers can be seen.
- How can you guarantee that it will be used only by walkers and cyclists when it is largely unsupervised and is a business run to make a profit?
- It is part of an existing settlement as it is on the edge of a village directly between three properties. The criteria for a campsite states that proposals for a campsite outside a built up area will only be permitted if there is suitable road access.
- The campsite would be a change of use of the land from agricultural to commercial.
- No details have been given as to how the newly proposed portable toilets will be emptied, this is usually carried out by a specialist vehicle.

The PC would mention the following points in relation to the application:-

The timing of the application and the fact the PC was not notified in the normal way by the weekly list or sent the planning application consultation, incorrect siting of planning notices; all of which could have led to a contentious application being missed.

The application states incorrect details-

Section 9-No details of the materials to be used.

Section 13 Protected and endangered species are known to be on or near the proposed site. The box has been ticked as No.

Section 24 Can the site be seen from a bridleway/footpath etc the box ticked as No yet the proposed campsite has a bridleway and footpaths on 3 sides.

Landscape and Visual impact checklist incorrectly completed.

- Settlement character filled in as NA but is part of a settlement.
- Habitats-ticked as no which is incorrect.

- Geology and wildlife designations ticked as no but link provided confirms protected birds area.

<http://magic.defra.gov.uk/>

<http://www.natureonthemap.naturalengland.org.uk>

The letter in support of the application from the South Downs Way Officer is comment of historical knowledge and not current knowledge.

On 7<sup>th</sup> of January additional information and a change of plan were included in the application, and the PC was not informed of this addition.

The two statutory purposes of the SDNP are:-

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas.
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between the two purposes then conservation takes precedence.

Overall the application is felt to be harmful to the area in general and to nearby residents and the PC urges that any comments/objections by neighbours are seriously considered.

Meeting closed at 7.03pm

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

**Minute 34 11/1/2015**