



PIRBRIGHT PARISH COUNCIL

PLANNING COMMITTEE

Minutes of meeting held on Tuesday, 11th September 2007 at 7.00 pm in the Parish Shop

Present: Cllr J Bohling, Cllr B. Clinton, Cllr A. King (Chair), Cllr R. Richmond and L. Graham (Clerk). Mrs E Eason also attended for item 4.2.

1. 1:1 Apologies: none
1:2 Declarations of interest: none
2. Minutes of previous meeting, on 14/08/07: approved
3. Matters arising: none
4. To discuss the following applications:

4:1 **Manor Cottage, Mill Lane** **07/P/01727**

Erection of a detached two-storey timber garage with storage above

Manor Cottage lies in a rural setting, outside the Settlement Boundary, backing on to open farmland. The proposal is to erect a substantial, two-storey (5.5 m high) garage, sited at some distance from the cottage. In view of the sensitivity of the setting, we believe that a new, detached building of this scale would be disproportionate in relation to the cottage it serves and therefore contrary to Policy H9 (§5.40 applies). The proximity to the road would make it appear especially bulky and thus harmful to the openness of the Green Belt. A second cause for concern is access. By definition, a garage must have vehicular access, yet the plans provided contain no information on this. The application implies that access would be via a new entrance off Mill Lane, so raising issues of highway safety and environmental impact. The application should be re-submitted with full details of the proposed access so that these issues can be assessed.

4:2 **Grove Villa, Chapel Lane** **07/P/01773**

Erection of two-storey and single-storey side extension, addition of front entrance porch and detached garage

Mrs Eason expressed some concern over the siting of the proposed garage, at the front of the property. Members noted that this had been one of the grounds for objecting to the previous application (07/P/00512), since withdrawn, to develop this property. AK said that he had compared the two versions and had decided not to include the earlier one among the papers circulated to members as they did not differ substantively from the current version. It was agreed to submit the same representation as last time, as follows: **We object to this application for two reasons: (i) Although this part of Chapel Lane lies within the Settlement Boundary, we would still expect any building development to be sympathetic to the presence of open Green Belt land on either side. This two-storey extension, however, fails to respect the convention requiring extensions to be subservient to the original building, so creating a bulky front elevation and congested street scene. A more sympathetic design for the extension would incorporate a recessed front wall and/or a lower, or hipped, roof. (ii) The unconventional siting of the proposed garage, a bulky, pitched-roofed building at the**

very front of the property, is also undesirable because it fails to respect the building line set by neighbouring properties to the east.

4:3 Furzehill Place, Stanley Hill

07/P/01835-6

Consent & listed building consent for erection of a conservatory to the eastern end of the courtyard to link existing house and outbuildings. Conversion of existing outbuildings to provide habitable room, erection of an orangery to cover northwest courtyard and underground garage to be linked by orangery and a first-floor self contained unit to provide additional staff accommodation

In principle, we welcome this application to upgrade Furzehill Place while preserving it as a single stately home. We believe the proposed developments will be enhancing and we are content to leave detailed consideration of design and materials to the expert judgment of GBC's Conservation and Planning Officers.

5. Any Other Business

5:1 To receive reports and updates on planning business

07/P/01271 (extensions at Roughways, Chapel Lane): withdrawn

07/P/01301 (front extension, etc, at Fulk Bros, The Green): approved

07/P/01336 (certificate of lawfulness re of barn conversion at West Hall Farm): refused¹

07/P/01409 (single storey building for staff accommodation at 'The Cricketers'): refused²

07/P/01503 & -4 (single storey side extensions at #4 & #3 Gibbs Acre): approved

07/P/-1589 (detached garage at Brookmead, Aldershot Road): refused³

5:2 To Nominate a Representative to Attend GBC Planning Training Seminars:

It was agreed that Cllr King should attend the seminar on November 13 and Cllr Bohling, on December 4. The Clerk would reply to GBC

5:3 DONM: 25/09/07 following the PPC meeting

A King, 19/09/07

¹ According to GBC's 'Conditions and Reasons', work on the barn itself not yet been started.

² Of the issues raised by PPC, the only one cited by GBC was the proximity of the SPA.

³ Judged by GBC to be harmful to the Green Belt on account of the cumulative increase and "spread across the site".