



This Meeting was held by Zoom due to Covid 19 restrictions

DRAFT UNCONFIRMED MINUTES of Planning Meeting held on: Thursday 30<sup>th</sup> April 2020

Cllrs present: Cllr's Brook (Chair) Neil, Warnes, Woollen, Coney and Melvin Clerk Sue Hodder

20/019	Apologies for Absence Cllr Retallack
20/020	Chairman's Announcements : Cllr Brooks reminded members to raise their hand if they wished to speak
20/021	Declarations of Interests Pers Cllr Warnes item G (parent of pupil) Pers Cllr Melvin item E (neighbour)
20/022	Questions from the public (including those received by post or e-mail) None
20/023	<p><b><u>Applications Received</u></b></p> <p>a. <b>53108/003</b>  <b>Location:</b> Bridge Cottage, Isington Road, Binsted, GU34 4PL  <b>Proposal:</b> Two storey rear extension, front porch, dormer windows and cycle store following demolition of existing study, kitchen and porch. <b>NO OBJECTION subject to the Conservation Officers caveat being applied, and a new Biodiversity report being obtained as the current one is out of date.</b></p> <p>b. <b>58465</b>  <b>Location:</b> Linden, Fullers Road, Rowledge GU10 4LB  <b>Proposal:</b> Single storey extension to rear and exterior material amendment from brick to render. <b>NO OBJECTION</b></p> <p>c. <b>28541/005</b>  <b>Location:</b> Frith End Lodge, Frith End Road, Frith End GU35 0QZ  <b>Proposal:</b> Variation of condition 4 of 28541/002 to allow substitution of plans to show changes to elevations <b>NO OBJECTION</b></p> <p>d. <b>51163/007</b>  <b>Location:</b> Malms Farm, Binsted Road, Binsted GU34 4NT  <b>Proposal:</b> External works to existing warehouse building.  <b>OBJECTION</b></p> <p><b>As the parish council we strongly objected to this application in 2017 under application ref. 51163/004. As a new steel frame building, this application was a manipulation of the planning laws and their meaning of farm barns for redevelopment into permitted development</b></p>



**No consideration has been given to the site's location, sitting amid the hills and valleys of the South Downs, and the effect of a modern residential site, sited in what is a hundred percent farming community. The new proposals have raised the height of the building by 23%. Its new height and enormity will not sit comfortably within the local surroundings. The Parish of Binsted is principally low roof line cottages of stock red facing bricks combined with malm stone quoins or panels, with handmade clay tile roofs or natural slate on later period buildings. Residential buildings built within the last decade have all followed this premise. The applicants have indicated the use of the following and we raise the following points of view:**

**Roof to be clad in slate/slate roof tiles: these descriptions would indicate the use of substitution slates and not the use of natural. Typical urban finish and not in keeping with the local scene.**  
**Vertical black timber cladding/recladding the elevations in black timber (cedar): Cedar is a natural timber grown in the northern states of the USA. Cedar has a natural preservation ability which is resin/wax in content. To apply permanent coloured finishes to its face, which will last is more or less impossible. To provide a black finish to all elevations will make the finishes look too industrial. The recently renovated barn at West Court used natural oak vertical boarding which is in keeping with the use of local materials especially with the history of Alice Holt Forest within the parish. The oak finish was left a natural finish which provides a soft warm finish**

**UPVC windows/colour Chartwell Green/creation of new windows (UPVC) and doors (UPVC to garden) oak front doors: The use of UPVC is another illustration of the use of a modern material in an environment which is totally out of keeping with local scene. Without wishing to write reams of individual points of material selection, we have come to the following conclusion:**

*The designs and materials put forward indicate a design and constructional finish which can only be described as out of proportion and keeping to the local surroundings with proportions*



	<p><i>of windows, doors screens and wall finishes which are too urban and factory looking for this site</i></p> <p>e. <b>SDNP/20/01213/HOUS</b>  <b>Location:</b> Wychwood, Back Lane, BHO GU10 4LW  <b>Proposal:</b> Change of external materials, conversion of integral garage to living accommodation, retrospective permission for 1.8m high fence to front and side boundary. <b>OBJECTION to height of fence adjoining the road. We feel final decision must rest with planners.</b></p> <p>f. <b>SDNP/20/01453/TPO</b>  <b>Location:</b> Forest View House, Dockenfield Road, Dockenfield GU10 4HA  <b>Proposal:</b> T1: Oak-Fell, replant with Oak...T2: Oak-reduce in height by 1.5 to 2 metres to a finished height of approx 16-17 metres and crown thin by 15-20% <b>NO OBJECTION subject to the approval of Stuart Garside.</b></p> <p>g. <b>SDNP/20/01316/TCA</b>  <b>Location:</b> Binsted C of E (Controlled Primary School, Church Street, Binsted  <b>Proposal:</b> T1 Oak- Deadwood.T2 Multi Stemmed Oak-Deadwood- T3 Oak- Deadwood and sever Ivy...T4 Ash-Fell. <b>NO OBJECTION</b></p>
20/024	<p><b>Chairman's closing remarks</b> None</p>

Signed by Chairman \_\_\_\_\_

Dated.....

**LINK TO APPLICATIONS**

<http://planningpublicaccess.southdowns.gov.uk/online-applications/>  
[www.easthants.gov.uk](http://www.easthants.gov.uk)

