



Minutes of the Planning Committee meeting held at The Hub, Fernhurst at 7.45pm, on 14<sup>th</sup> January 2026.

**Councillors Participating:** Mr P Bellet, Mr J Buchanan (Chair), Mr C Lloyd and Mr G Williamson

**Also present:** Mrs E Ford (Clerk), Cllr B Black and three members of the public

**P/01/26      Apologies for Absence.** Apologies had been received from Cllrs Bicknell & Inns

**P/02/26      Declaration of Interests.** None

**P/03/26      To Approve Minutes of the Meeting on 19 November 2025**  
**Resolved: to approve the minutes of the meeting on 19 November 2025**

**P/04/26      Public Representations.** The residents at the meeting were invited to answer questions during the item on application ref. SDNP/25/04534/FUL (see P/07/26 e)).

**P/05/26      To note the publication of the SDNP/Local Plan Review Land Availability Assessment**

The SDNPA Land Availability Assessment (LAA) had been published on 9<sup>th</sup> December 2025. The LAA was an essential piece of the evidence base for the Local Plan Review which was expected to be out for public consultation in May 2026. The LAA included three sites in the Parish for new housing: the Syngenta site for 210 dwellings plus other uses; the Bridgelands Site for 10 dwellings and the Land at Hawksfold Site for 7 dwellings. **ACTION: Clerk** to check criteria for inclusion of sites in LAA and obtain information on the Bridgelands Site.

**P/06/26      To note the postponement of hearing for Planning Appeal on application ref. SDNP/25/01174/FUL. Pondfield Farm and Stud, Midhurst Road, Fernhurst, GU27 3HA**

**Proposal:** Replacement rural workers accommodation

Since the agenda was issued it had been confirmed that the appeal hearing would still take place on the 21<sup>st</sup> January 2026.

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**P/07/26      PLANNING & APPEAL APPLICATIONS:**

Planning application ref. SDNP/25/04534/FUL (see minute P/07/26 e)) was brought forward for discussion at this point in the meeting. Following decision on the application Cllr Black and the three residents left the meeting.

**a) SDNP/25/04474/HOUS, The Chestnuts, Green Lane, Fernhurst. GU27 3DL**  
**Proposal:** First floor extension, secondary entrance and porch to form annexe.

**DECISION:** The application was discussed. It was **RESOLVED** that the Parish Council would submit the comment of no objection in principle but the Council did object to the retention of two rooflights in the new roof, to protect the Dark Skies and reduce light impact on nocturnal wildlife.

**b) Planning Appeal, Planning Inspectorate Ref. 6002279**

**SDNP/25/01340/FUL, Land at Fernden, Kingsley Green, Haslemere, GU27 3LQ**

**Proposal:** Upgrading of existing access track to all weather track (temporary consent).

It was noted that the appeal was taking place.

**c) SDNP/25/04447/HOUS, 21 Old Glebe, Fernhurst. GU27 3HS**

**Proposal:** Construction of a driveway/hardstanding and vehicular access including dropped kerb.

**DECISION:** The application was discussed. It was **RESOLVED** that the Parish Council would submit the comment of no objection.

**d) SDNP/25/04829/HOUS, Home Farm, Bell Road, Kingsley Green. GU27 3LG**

**Proposal:** Erection of detached garage (alternative to planning permission SDNP/25/02870/HOUS)

**DECISION:** The application was discussed. It was **RESOLVED** that the Parish Council would submit the comment to strongly oppose the application, also noting the cogent objections lodged by several neighbours. This was a particularly sensitive site within the Kingsley Green Conservation Area, also forming part of the landscape clearly visible from one of the main “gateways” to this part of the SDNP. The applicant already had extant consent (SDNP/25/02870/HOUS) for a very similar garage in a more appropriate location. The current proposal would be contrary to Policy DE3 (Section iii) of the Fernhurst Neighbourhood Plan that: “Garages and car ports which partially or totally obscure the frontage of residential properties will not be permitted unless it can be demonstrated that there is no possible alternative...”. The extant consent represented a fully viable alternative in a much less intrusive location.

**e) SDNP/25/04534/FUL, Russex Rill, Bell Vale Lane, Fernhurst. GU27 3DJ**

**Proposal:** Demolition of the existing tennis court. Erection of a 2no. semi-detached dwellings with associated access road, amenity space and landscaping.

**DECISION:** The application was discussed. It was **RESOLVED** that the Council would submit the comment of no objection in principle subject to protection of trees during the construction stage and thereafter, by condition or the application of a TPO, and confirmation of the safety of the access onto the A286. The Parish Council would like it to be noted that it considered that the tennis court did form part of the “residential garden” of the Russex Rill property. Therefore the exception under policy SD25 which would allow building outside the settlement boundary in the case of an appropriate re-use of a previously developed site did not apply.

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**P/08/26 PLANNING & APPEAL DECISIONS:**

see Appendix A – Planning Decisions were reported to Councillors at the meeting (this list of decisions was included as a separate document).

**Date of Next Meeting:** TBC

Meeting closed at 9.05 pm approx.

**Signed**.....

**Date:**.....