



Minutes of the Planning Committee meeting held in the Fernhurst Hub, at 7.00pm on 7 October 2026.

Councillors Participating: Cllr Peter Bellet, Cllr John Buchanan (Chair), Cllr Chris Lloyd, Cllr Cayte Pearce and Cllr Graeme Williamson

Also present: Mrs E Ford (Clerk)

P/54/26 Apologies for Absence.

Apologies were received from Cllrs Heather Bicknell and Graham Inns

P/55/26 Declaration of Interests - None

P/56/26 To Approve Minutes of the Meeting on 15th September 2026

RESOLVED: to approve the minutes of the meeting on 15th September 2026

P/57/26 Public Representations

There were no public representations but it was noted that the new National Planning Policy Framework was on the agenda of the Chichester District Council All Parishes Meeting on 12th October.

P/58/26 PLANNING & APPEAL APPLICATIONS:

a) SDNP/25/04989/FUL, 6 Midhurst Road Fernhurst GU27 3EE

Proposal: Erection of single-storey rear extension and part side extension

DECISION: The application was discussed and it was **RESOLVED** to submit the comment to object in the strongest terms to the proposed extension on account of the following:

The proposed extension was of poor quality of both design and proposed materials.

The roof of the existing building was of good quality materials (plain clay tiles) and of a design which was sympathetic to the local vernacular architecture (a pitched, hipped roof with the pitch being about 40 degrees).

The site formed an important part of the street scene of our village. It was close to, and formed part of views into and out of, the Fernhurst Conservation Area.

The Council acknowledged the legitimate intention to improve and expand storage space on site but strongly objected to the proposed large shallow pitched roof, at least where it would be visible in the public realm, from the A286.

The proposed roof form did not match the existing, or accord with the local vernacular. A pitch of 19 degrees was too shallow. The proposed roof covering did not match the existing, or accord with the local vernacular. A roof covering of any concrete tiles, or of interlocking and/or profiled clay tiles, as was proposed, would not be acceptable. The proposed tiles were interlocking and simulated

plain clay tiles but it was strongly affirmed that they did not match the existing in terms of colour or texture.

The current proposal did not comply with SDNP Local Plan policy SD5(f):
“Development proposals will only be permitted where they: utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing.”

A revised proposal with a roof pitched at or above 35 degrees, matching the existing shape and materials, over that part of the extension visible from the A286, would overcome this objection. In any event the Council requested a condition covering prior written approval for any roof materials.

A useful example of an application for an extension, which was satisfactorily re-designed, could be found under SDNP/21/03368/HOUS.

b) SDNP/26/03204/LDE, Lowerfold, 78 Midhurst Road and Orchard Cottage 78A, Fernhurst GU27 3EU

Proposal: Existing Lawful Development Certificate for use of both 78 and 78a Midhurst Road as one single dwelling unit within one domestic curtilage

DECISION: The application was discussed and it was **RESOLVED** to submit the comment of no objection

c) SDNP/26/03264/HOUS, 8 Church Road Fernhurst GU27 3HZ

Proposal: Erection of proposed rear ground floor extension

DECISION: The application was discussed and it was **RESOLVED** to submit the comment of no objection in principle, but the Parish Council objected to the proposed enlarged rooflight, preferring glazing which could not project light upwards e.g. a lantern with vertical glazed sides and an opaque roof.

P/59/26 PLANNING & APPEAL DECISIONS:

Planning Decisions have been included as Appendix A (separate document).

Date of Next Meeting: TBC

ACTION: Clerk to ask the Planning Authority whether it would contact the developer of the Syngenta site for an update on when work may be starting.

ACTION: Clerk to obtain advice on Neighbourhood Planning

Meeting closed at 7.55 pm

Signed

Date:
