Minutes for the Extra Ordinary Parish Council Meeting held on 4th April 2017

PRESENT: Cllrs. Denia Turnbull (Chairman), Rob Callaway-Lewis, Frances Neave, Hugo Wall, Peter Stephens, Keith Phillips and Paul Chivers

In attendance: Louise Chater (Clerk)

48.17 PUBLIC QUESTION TIME

None

49.17 APOLOGIES AND REASON FOR ABSENCE

Cllr. Tim Russell – holiday
Cllr. Annie Maclean – holiday

50.17 CODE OF CONDUCT

1. Declaration of Interest of items included on the agenda:
   17/00362/DOM Pecuniary Interest: Cllrs. Wall and Stephens
   17/00603/FUL Pecuniary Interest: Cllrs. Callaway-Lewis and Stephens
   17/00648/DOM Pecuniary Interest: Cllr. Stephens
2. Dispensation Request – none.

51.17 PLANNING APPLICATIONS

17/00648/DOM - Case Officer: - Maria Tomlinson
Mr And Mrs T Russell
Auburn Cottage Church Road North Mundham Chichester
Change use of roof space above existing garage to form a hobbies room.
It was noted that roof lights and a bathroom were being installed. On a proposal by Cllr. Phillips it was RESOLVED to make no objection subject to a condition being imposed that the garage remain solely for the use associated with the main house.

17/00362/DOM - Case Officer - Maria Tomlinson
Mr Hugo Wall
Mundham Cottage Honer Lane South Mundham PO20 1LY
Construction of replacement garage and new entrance porch to house
It was noted that although the roof line would be more imposing on the neighbours the ridge would be moving away from the adjacent property. On a proposal by Cllr. Chivers it was RESOLVED to no objection.

17/00603/FUL – Case Officer - Fjola Stevens
Mr Robert Callaway-Lewis
North Honer Farm Honer Lane South Mundham Chichester West Sussex PO20 1LZ
Replacement dwelling.

Cllr. Stephens explained the application as the Agent and then both Cllr. Stephens and Callaway-Lewis left the room.

On a proposal by Cllr. Phillips, it was RESOLVED to make no objection.

Cllrs. Stephens and Callaway-Lewis returned.

17/00838/ELD – Case Officer - Caitlin Boddy
Mr A Frampton
Field House Vinnetrow Road Runcton PO20 1QB
Existing lawful development - erection of 1 no. dwelling
Although the submitted location plan did not represent the situation on the ground with regard to the site access, on a proposal by Cllr. Stephens it was RESOLVED to make no objection.

52.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISH

O/17/00640/OUT- Case Officer - Steve Harris
Mr Sam Langmead
Springfield Park A259 Eastbound Merston Oving PO20 1EJ
Outline application with all matters reserved for the redevelopment of the site with B1/B2/B8 Uses (9240 sq. metres) together with ancillary vehicle parking/servicing and landscaped amenity area.
On a proposal by Cllr Stephens it was RESOLVED to make no objection to the change of use, however, serious concern was expressed with regard to the proposed access and the potential conflict with the neighbouring site and the potential changes to the A27 roundabout.

P/25/17/OUT – Case Officer – David Innes
Church Barton House, Horns Lane, Pagham, PO21 4NS
Erection of 89 dwellings, access roads, landscaping, and associated roads
On a proposal by Cllr. Stephens it was RESOLVED to object on the following grounds:

1. Increased traffic flow and lack of regard to A27 proposals
2. Pedestrian safety
3. Traffic pollution both noise and fumes
4. Drainage issues
5. Lack of provision of cycle routes
6. Environmental threat to Pagham Harbour

53.17 DISTRICT COUNCIL PLANNING DECISIONS

17/00514/LBC – Case Officer – Maria Tomlinson
Mr S Sharpe
Runcton Mill, Mill Lane, Runcton, Chichester, West Sussex, PO20 1PR

Proposed addition of new windows and door, replacement of existing flat garage roof with pitched roof including PV panel
PENDING CONSIDERATION – no further update

P/140/16/OUT - Case Officer – Claire Potts
Landforf Bognor Regis Ltd
Land South of Summer Land and West of Pagham Lane Pagham
Outline application for access only – mixed use development compromising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre compromising of up to 2000sqm of A1/A2/A3/D1/sui generis floorspace. Provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route and other community uses including public open space and allotments with some matters reserved. This application is a departure from the development plan
UNDECIDED – it was noted that the Summer Lane site was West Sussex County Council's preferred school site. All three applications continue to receive a large number of objection letters from local residents. A rally is due to be held by PAGAM Group on Saturday 8th April at Pagham Village Hall commencing at 3pm

P/134/16/OUT – Case Officer -Claire Potts
Taylor Wimpey UK Ltd
Land North of Sefter Road & 80 Rose Green Road Pagham
Outline application with some matters reserved for development of up to 250 dwellings (incl affordable homes), provision of land for a replacement scout hut, land for an Ambulance Community Response Post facility & land for 1FE primary school. Primary vehicular access from Sefter Rd & demolition of 80 Rose Green Road & creation of pedestrian & emergency only access. Provision of public open space incl children's play areas, landscaping, drainage & earthworks - Departure from the Development Plan.
UNDECIDED

P/16/17/OUT - Case Officer – Case Officer – David Innes
Hallam Land Management Ltd
Land North of Hook Lane Pagham
Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan
UNDECIDED

16/03286/FUL – Case Officer _ Maria Tomlinson
Mr Radoslaw Kaminski

Barn North of Hunston Dairy Farm Hunston West Sussex
Variation of condition 8 from planning permission HN/13/04020/FUL - extend working hours to 8am
Pending Consideration – no further update

16/02149/FUL - Case Officer: - Rhiannon Jones
Mr John Hall
Chichester Food Park, Bognor Road, PO20 1NW
Proposed crop store and tractor shed.
PENDING CONSIDERATION – no further update

SY/15/03053/FULEIA
Managed breach of shingle spit and blocking of adjacent tidal inlet channel with shingle barrier. Formation of shingle island within harbour following excavation of adjacent area of spit
Managed Breach, Pagham Harbour
PENDING CONSIDERATION – no further update

15/02343/FUL Case officer - Katherine Rawlins
Mr Tim Gleeson
Land to South of A259 Bognor Road Oving Chichester
Crop research, technology and multiplication centre, encompassing approximately 2.83 hectares of varietal trial plots, DEFRA official seed testing station, laboratory, ancillary offices, pack house and parking and associated landscaping, incorporating 1,591 cubic metres balancing pond.
PERMIT WITH SECTION 106

54.17 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

APP/L3815/C/16/3158273, APP/L3815/C/16/315828274,
APP/L3815/C/16/3158288, APP/L3815/C/16/3158289
NM/15/00375/CONCOU – Case Officer: Steven Pattie
Land North of Fisher Common Nursery Fisher Lane North Mundham
Unauthorised building work
Chichester District Council has confirmed that there are breaches of conditions 2, 5 and 6 of planning permission NM/10/00517/FUL. Planning Application 16/00424/ELD REFUSED. Enforcement Notice NM/21 and Enforcement Notice NM/24
Report submitted to Planning Inspector

HN/13/00329/CONCOM Barn North of Hunston Dairy Farm Hunston - Change of use to car repair (case officer Reg Hawkes) – Breach of planning control identified and planning application submitted HN/13/04020/FUL – documents have been submitted to Chichester District Council to show compliance with planning permission; further breaches of the planning consent had been reported

to Chichester District Council. The Planning Authority are in the process of preparing prosecution papers.

NM/15/00306/CONCOU – Case Officer: Shona Archer
Nurses Cottage Post Office Lane North Mundham
Unauthorised building and change of use of land.
Appeal Reference: APP/L3815/C/16/3150976 - Enforcement Notice: NM/22
Appeal Reference: APP/L3815/C/16/3150980 - Enforcement Notice: 23 – Notice withdrawn and the appellant have been advised to submit a planning application.

New Case – 16/00049/CONBC - Case Officer: Shona Archer
Lakeside Barn, Hunston Road, Hunston
Breach of Planning Consent HN/15/00647/FUL
Request for update submitted on 1st March 2017.

55.17 EXTERNAL CORRESPONDENCE

1. Street Naming – Stoney Meadow Farm (8 properties)

It was noted that Chichester District Council had refused the name Stoney Meadow Farm as previously suggested therefore on a proposal by Cllr. Phillips, it was RESOLVED to suggest Oakdene Gardens, as prior to the school being built the lane was called Oakdene Lane.

56.17 REPORTS ON EXTERNAL MEETINGS

None.

57.17 ITEMS FOR FUTURE AGENDAS

The Bungalow Peckham Copse Lane – demolition of property – concern was expressed that the property had been demolished without the appropriate permissions. Clerk

Meeting closed at 20.06

Signed:_____ Chairman to North Mundham Parish Council

Dated: _____