

## North Mundham Parish Council

Minutes of the Planning Committee Meeting held on 6<sup>th</sup> February 2018

**PRESENT:** Cllrs. Tim Russell (Chairman), Hugo Wall, Denia Turnbull and Paul Chivers

**In attendance:** Louise Chater (Clerk), and three members of the public

### **P27.18 PUBLIC QUESTION TIME**

South Mundham Barns and Camic Cottage. The Architect explained that there are two permitted planning permissions in place and there had also been two previous pre-application discussions regarding the conversion of the barns. He also advised that there is an emerging policy under permitted development rights to increase the size of permitted part Q conversions

The owners were proposing to go back to a traditional farmstead style and produce a courtyard development which included the reintroduction of a previous entrance. The courtyard development will be using some of the space in the roofs of the buildings with Velux windows rather than dormer windows. In volume and area, the proposal is reducing the current total built area and the proposed buildings will be putting the buildings in the historical context of the site.

Is it going to be built in stages and what about the service facilities? There will be new sewage treatment plants on the site. There is adequate electrical and water on site. It is likely that the courtyard development would be built first, all concrete would be crushed on site and would be reused. It was noted that there is no provision for car ports or garages - the courtyard is a walled site and therefore the presence of parked cars is unlikely to disturb the view. The owner offered a site visit if the Planning Committee felt it appropriate.

The Chairman highlighted that the District Council will raise the issues of traffic, sustainability and the policy against new builds within the countryside. The owner and architect stated that they were aware that the application is contrary to planning policy.

Three members of the public left the meeting.

### **P28.18 APOLOGIES AND REASON FOR ABSENCE**

Cllr. Stephens - absent.

### **P29.18 CODE OF CONDUCT**

1. Declaration of Interest of items included on the agenda - none.
2. Dispensation Request - none.

### **P30.18 MINUTES**

On a proposal by Cllr. Turnbull, it was RESOLVED to agree and sign the minutes of the meeting held on the 8<sup>th</sup> January 2018; this was duly completed.

## **P31.18 PLANNING APPLICATIONS**

HN/17/03660/FUL

Mr J Sullivan

Lakeside Barn Hunston Road Hunston PO20 1NP

Retrospective application for detached utility building in lieu of approved semi-detached utility building.

It was noted that the applicant had previously submitted an application for a Non Material Amendment to change the windows and fenestrations and this had been refused.

On a proposal by the Chairman, it was RESOLVED to object as the Committee were concerned that the revised fenestrations and the internal layout looked more like a domestic dwelling than a day room. If the District Council were minded to permit the application sufficient conditions should be put in place to ensure that the building does not become a domestic dwelling

18/00025/NMA

Land South of Stoney Lodge School Lane North Mundham West Sussex

Nonmaterial amendment for permission NM/15/04160/FUL. Units 8 and 21 - flat window with a small roof canopy on front elevations in place of approved dormer windows, to reduce thermal bridging complexity.

On a proposal by the Chairman, it was RESOLVED to make no objection.

## **P32.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISH**

P/25/17/OUT

Church Barton House, Horns Lane, Pagham, PO21 4NZ

Erection of 89 dwellings, access road, landscaping, open space and associated works.

[http://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user\\_key\\_1=P/25/17/OUT](http://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=P/25/17/OUT)

Undecided - extension of time agreed until 20<sup>th</sup> April 2018 (development control committee 11<sup>th</sup> April 2018) -Please note that this application is included in the developments called into the Secretary of State by Pagham Parish Council

On a proposal by the Chairman, it was RESOLVED to defer this application to the March meeting.

**AGENDA**

## **P33.18 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**

18/00152/PREOT

Land West Of 1760 Cottage North Mundham West Sussex

To clear landscape and enclose site and proposed surface water drainage plan to discharge surface water from adjacent road into existing drainage ditch along southern edge of site.

Noted.

## **P34.18 DISTRICT COUNCIL PLANNING DECISIONS**

17/03369/FUL

Lakeside Holiday Park Vinnetrow Road Runcton PO20 1QH

Proposed re-siting of maintenance yard with containers and security fencing and creation of a new caravan sales area

PENDING CONSIDERATION

17/03438/DOM

Mundham Cottage Honer Lane South Mundham PO20 1LY

Replacement garage.

PERMIT

17/03623/DOM

Stable Barn Fisher Lane South Mundham PO20 1ND

Proposed oak garage

PENDING CONSIDERATION

17/03210/FUL

Unit 1 Chichester Food Park, Bognor Road, Chichester, PO20 1NW

Erection of a temporary single-storey storage building ancillary to existing operations at APS Chichester for a five-year period

PERMIT

17/03118/FUL

Copse Café and Tackle Peckham Copse Lane North Mundham West Sussex

Retrospective siting of a temporary timber structure and seating area.

PENDING CONSIDERATION

17/03261/DOM

Applewood Runcton Lane Runcton PO20 1PT

Single storey front and rear extensions.

PERMIT

P/140/16/OUT

Land South of Summer Land and West of Pagham Lane Pagham

Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising 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 - Pagham Parish Council has submitted its request to for the three applications to be called in by the Secretary of State.

RSPB have objected and have requested further information

Extension of time agreed to 16<sup>th</sup> March 2018 - the officer is proposing the application will be before the planning committee meeting on 14<sup>th</sup> March 2018 if the outstanding matters have been resolved.

P/134/16/OUT

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 - Extension of time agreed to 16<sup>th</sup> March 2018 - the officer is proposing the application will be before the planning committee meeting on 14<sup>th</sup> March 2018 if the outstanding matters have been resolved.

P/6/17/OUT

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 - extension of time agreed to 31 January 2018

## **P35.18 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& APP/L3815/X/17/3174953

NM/15/00375/CONCOU

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 has been linked to the previously notified appeals - Public Inquiry 9<sup>th</sup> January ;2017 Chichester City Council, Old Court Room, North Street, Chichester - 3 days. Cllr. Turnbull reported that she attended the hearing for all three days. Several supporters and the applicants were questioned with regard to the date that the applicants had moved in and were living on the site. It was noted that the case has been adjourned until the 22-24<sup>th</sup> May 2018.

APP/L3815/X/3182460

17/00838/ELD

Field House Vinnetrow Road Runcton PO20 1QB

Erection of building and its use as a dwelling house

Appeal Hearing - 20 & 21 March 2018, Chichester District Council, East Pallant House, 1 East Pallant, Chichester

16/00049/CONBC

Lakeside Barn, Hunston Road, Hunston

Breach of Planning Consent HN/15/00647/FUL

A site visit is due to be carried out to review the situation on site.

16/00325/CONCOM

Enforcement Notice: NM/27

Land at Stoney Lodge, School Lane, North Mundham

Time for compliance: three months

Notice takes effect: 31<sup>st</sup> January 2018 (unless and appeal is made)

**P36.18 EXTERNAL CORRESPONDENCE**

1. 17/02528/FUL Land West of 1760 Cottage North Mundham - it was noted that the applicant had contacted Chichester District Council to request the case be reopened. It was noted the land owner requested pre-application advice.
2. Arun Local Plan - response required by 23 February 2018 - <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n11682.pdf&ver=11665>, Policy H SP2 Strategic Site Allocations (page 128-130) On a proposal by the Chairman, it was RESOLVED to make no comment.
3. Site Allocation DPD Modifications Consultation 2018 - [www.chichester.gov.uk/siteallocation](http://www.chichester.gov.uk/siteallocation) - consultation closes 16th March 2018 at 5pm - On a proposal by the Chairman, it was RESOLVED to defer this matter to the March meeting.

**AGENDA**

**P37.18 REPORTS ON EXTERNAL MEETINGS**

None.

**P38.18 ITEMS FOR FUTURE AGENDAS**

Fisher Common - the Chairman reported that a copy of the scheme of regulation of the common has been obtained and to be reviewed at the next meeting.

**AGENDA**

Meeting closed at 19.57pm

Signed: \_\_\_\_\_

Chairman to North Mundham Parish Council Planning Committee

Dated: \_\_\_\_\_