

## NORTH MUNDHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on 27<sup>th</sup> March 2018

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

**In attendance:** Louise Chater (Clerk)

### **P51.18 PUBLIC QUESTION TIME**

None.

### **P52.18 APOLOGIES AND REASON FOR ABSENCE**

None.

### **P53.18 CODE OF CONDUCT**

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

18.16 Cllr. Wall arrived.

### **P54.18 MINUTES**

On a proposal by Cllr. Turnbull, it was RESOLVED to agree and sign the minutes of the meeting held on the 6<sup>th</sup> March 2018; this was duly completed.

18.19. Cllr. Chivers arrived.

### **P55.18 PLANNING APPLICATIONS**

18/00336/FUL

Lakeside Holiday Park Vinnetrow Road Runcton Chichester West Sussex PO20 1QH  
Change of use of land for the stationing of static holiday caravans.

It was noted that the application was for 99 static homes.

The Technical Drainage note stated that surface water would be dealt with via permeable surfacing and French drains which would discharge into an ordinary watercourse.

The technical note stated that with regard to foul water drainage the development site had an existing capacity for 300 touring caravans which equates to a maximum of 900 people. The proposed flow from the static caravans with an average occupancy of three people, is a maximum occupancy of 297 people therefore the peak flow will be

half that of the touring site. The foul drainage will connect to a wet well and pump station for the permitted development to the east.

Concern was expressed with regard to the comparison between the touring caravan and static caravan flow rates and it was agreed the Chairman would investigate the current site licence to check the number of touring caravans in relation to the existing shower block.

TR

On a proposal by the Chairman it was resolved to object to the application; due to the environmental viability of the drainage and to request a view from Southern Water on if the site can comply with the outflow requirements in relation to School Lane with the increase in the number of static homes.

#### **P56.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISH**

P/134/16/OUT

Land North of Sefter Road & 80 Rose Green Road Pagham

Re-advertisement due to Change of description to increase number of dwelling to 280 Outline application for the development of up to 280 dwellings (including affordable homes), land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks - Departure from the Development Plan. This application also falls within the parish of Aldwick

The application has been amended because West Sussex County Council has advised that the preferred location of the primary school is on the development site land south of Summer Lane and West Pagham Road P/140/16/OUT

It was noted that the Parish Council had previously objected to this application and therefore no further action was required.

#### **P57.18 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**

None.

#### **P58.18 DISTRICT COUNCIL PLANNING DECISIONS**

18/00381/FUL

Land Adjacent to The Spinney Pagham Road North Mundham West Sussex

Construction of 1 no. 2 bed two storey dwelling, access, landscaping, and associated parking in the form of a car port

PENDING CONSIDERATION

It was noted that there had been a number of objections by local residents.

17/03459/TPA

Land South East of Marsh Barns Marsh Lane Runcton

Crown lift by up to 4m (above ground level), crown reduce by 3m (height and widths, back to previous pruning points) and removal of basal growth on 1 no. Lime tree (T1) subject to NM/85/00739/TPO  
PENDING DECISION

18/00272/LBC

Manor Farmhouse South Mundham Road South Mundham PO20 1LX  
Proposed new roof covering and 2no. rooflights with internal alterations to existing outbuilding  
PENDING CONSIDERATION

HN/18/00197/FUL

Land Between Former Carmelite Convent and A27 To North Hunston Road Hunston Chichester  
Construction of a cycle and footway including associated landscaping, lighting and fencing running adjacent to the B2145 from south of Whyke Roundabout existing footway facilities to Chichester Free School.  
PENDING CONSIDERATION  
Substitute Plan and Chichester Free School Phase 1 & Road Safety Audit 1 & 2 Designers Response

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.  
PENDING CONSIDERATION

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  
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

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 30<sup>th</sup> April 2018.

It was noted that Highways England had advised that they had a holding objection in place on all the applications and Arun District Council are not permitted to make a decision on any of the applications unless it was to refuse the applications until Highways England had withdrawn its objection. Highways England have advised the applicants that the total financial contribution towards the A27 Whyke Road roundabout amounts to £883,150 which is to be shared between the developers at a sum of £850 per dwelling and until this issue is addressed the objection will remain in place.

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 30 April 2018

P/25/17/OUT

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

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

Undecided - extension of time agreed until 20<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

## **P59.18 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. Inquiry to resume on 22<sup>nd</sup> May at 10.00

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  
Proof of Evidence and the Appellants Closing Statement has been submitted.

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)

### **COMMON LAND**

1. Fisher Common Scheme of Regulation - the Chairman reported that the scheme of regulation is in place and Natural England has suggested that the Parish Council obtain legal advice and discuss the matter with Chichester District Council.

**P60.18 EXTERNAL CORRESPONDENCE**

None.

**P61.18 REPORTS ON EXTERNAL MEETINGS**

None.

**P62.18 ITEMS FOR FUTURE AGENDAS**

None.

Meeting closed 18.54

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

Chairman North Mundham Parish Council Planning Committee

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