

NORTH MUNDHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on 6<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) and District Cllr Chris Page.

**P39.18 PUBLIC QUESTION TIME**

None.

**P40.18 APOLOGIES AND REASON FOR ABSENCE**

None.

**P41.18 CODE OF CONDUCT**

1. Declaration of Interest of items included on the agenda - Cllr. Stephens declared an interest in planning application HN/18/00197/FUL.
2. Dispensation Request - none.

**P42.18 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> February 2018; this was duly completed.

**P43.18 PLANNING APPLICATIONS**

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

It was noted that the application is within the Settlement Area and the applicants have a right of access over the land to the rear of the property and there had been two objections to the application.

On a proposal by the Chairman, it was RESOLVED to make no objection, however, the Committee were concerned that there is a potential loss of amenity to the adjacent property. The Committee endorsed the concerns that the hedgerow should be preserved during the construction phase and thereafter.

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.

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

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

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

18/00451/LBC

Jasmine Cottage Saltham Lane Runcton PO20 1PU  
Removal of internal non loadbearing brick wall

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

**P44.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISH**

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.

It was noted that concerns had been raised regarding the entrance to the quarry. The proposed path does improve the situation; however, the Committee can perceive a problem where the crossing goes over the bell mouth of the quarry and consideration needs to be given to some form of provision to reconcile the traffic crossing the path.

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 (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

It was noted that the Parish Council had previously submitted a comment on this application.

**P45.18 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**

18/00492/PREHH

Marsh Farm House Marsh Lane Runcton Chichester West Sussex PO20 1LQ  
Ancillary residential accommodation.

Noted.

**P46.18 DISTRICT COUNCIL PLANNING DECISIONS**

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

18/00025/NMA

Land South of Stoney Lodge School Lane North Mundham West Sussex

Non material 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.

PERMIT

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 DECISION

17/03623/DOM

Stable Barn Fisher Lane South Mundham PO20 1ND

Proposed oak garage

PERMIT

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

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 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.

Transport and cumulative Assessment

<http://www1.arun.gov.uk/PublicViewer/Index.aspx?emailUrl=90BE8FF412C808986CAD110EF4C18EB4BE15AFA89F49843B9A1C125348286A0A>

Further improvements to existing signal scheme A27 junction to Whyke Hill

<http://www1.arun.gov.uk/PublicViewer/Index.aspx?emailUrl=90BE8FF412C808986CAD110EF4C18EB45DA0617237D3F40DE9AEF8C0B8976931>

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

#### **P47.18 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. Public Inquiry to resume on 22 May 2018 at 1000.

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 an appeal is made)

**P48.18 EXTERNAL CORRESPONDENCE**

1. Site Allocation DPD Modifications Consultation 2018 - [www.chichester.gov.uk/siteallocation](http://www.chichester.gov.uk/siteallocation) - On a proposal by the Chairman it was RESOLVED to make no comment.
2. Fisher Common Scheme of Regulation - it was agreed the Chairman would contact Natural England to discuss tree preservation on the site. **TR**

**P49.18 REPORTS ON EXTERNAL MEETINGS**

None.

**P50.18 ITEMS FOR FUTURE AGENDAS**

None.

Signed: \_\_\_\_\_ Chairman to North Mundham Parish Council Planning Committee

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