

North Mundham Parish Council  
Minutes of the Extra Ordinary Parish Council Meeting held on 5<sup>th</sup> June 2018 which commenced at 18.45  
in the Small Hall at North Mundham Village Centre.

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

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

**87.18 PUBLIC QUESTION TIME**

The Chairman advised that he would close the meeting prior to each application to enable the public to make any statements or raise any concerns with regard to that particular application.

**88.18 APOLOGIES AND REASON FOR ABSENCE**

Cllr. Maclean - prior commitment

**89.18 CODE OF CONDUCT**

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

**90.18 MINUTES**

On a proposal by Cllr. Wall, it was RESOLVED to agree and sign the minutes of the Planning Committee Meeting held on 1<sup>st</sup> May 2018; these were duly signed.

**91.18 PLANNING APPLICATIONS**

18/00776/FUL

Natures Way Foods Unit 4 Chichester Food Park Bognor Road PO20 1NW

Extension of existing horticultural packhouse

It was noted that this application would almost double the size of the current packhouse. Concern was expressed that there were no details in the application with regard to the bridleway which runs through the site. On a proposal by the Chairman, it was RESOLVED to object to for the following reasons:

- Appearance
- Site layout/overdevelopment of the site
- Lack of landscaping
- Cumulative effect of building on grade one farm land

18/01130/ELD

Little Fisher Farm Fisher Lane South Mundham PO20 1ND

Use of land for the stationing of a caravan for the purposes of human habitation.

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

18/00802/FUL

South Mundham Farm South Mundham Chichester West Sussex PO20 1LU

Demolition of existing farm buildings, the conversion of 2 no. existing barns into 3 no. dwellings, and the construction of 4 no. dwellings.

19.31 two members of the public left the meeting.

Meeting closed;

The architect for the applicants advised that the development of the site would only increase the number of properties on the site by one residency if the site was developed under Part Q permitted development.

The meeting reopened.

Concern was expressed regarding the information included in the application in particular with regard to access to the site, the number of existing parking spaces, the lack of landscaping and the design of the ground floor of the farmhouse does not appear to correlate with the design of the first and second floors.

Concern was also expressed with regard to the proposed drainage arrangements. It was considered that a sewage treatment plant would be preferable due to the high-water table in the area.

Concern was also raised that due to the lack of garages and the number of vehicles associated with the number of residential buildings the site will have the potential to look very urban, especially as the site is raised above the road and is very visible due to the flat landscape of the area.

On a proposal by the Chairman, it was RESOLVED to make no objection to the reuse of the retained buildings and the Parish Council are content with the design and style of those buildings. However, it was agreed to object to the farmhouse due to its size and dominance of the surrounding area in particular in relation to the grade two listed building opposite the site.

20.01 four members of the public left the meeting.

18/01009/DOM

7 Elm Grove Runcton PO20 1PW

Side and rear extensions, front porch and internal alterations.

The Chairman closed the meeting:

A resident expressed concern regarding the size of the proposed rear extension and considered it unneighbourly as it would change the street scene as well as affecting the view and the light of the living area of the adjacent property. The resident stated that they would not object to a single storey rear extension.

The chairman reopened the meeting.

Cllr. Stephens stated that there is no right to a view, however, there is a right to

light but as the plans do not show the context of the build it is difficult to assess the 45degree rule and a sunlight analysis should be carried out.

On a proposal by Cllr. Stephens, it was RESOLVED to object to the rear two storey extension as it was unneighbourly.

20.15 three members of the public left the meeting.

18/01156/PNO

Runcton Nursery Pagham Road North Mundham PO20 1LJ

Excavation of area to install a 3000m<sup>3</sup> underground rainwater harvesting tank to take roof water from 2 no. glasshouse roofs for the purposes of irrigating crops  
It was noted that this application had been decided.

18/01232/NMA

Land South of Stoney Lodge School Lane North Mundham

Non-material amendments to planning permission NM/15/04160/FUL - Erection of high stock fencing between the rear gardens of plot 4,5 9, 10 and adjacent to plot 1

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

18/01043/DOM

Manor Cottage Saltham Lane Runcton PO20 1PU

Roof extension to the main house and single storey glazed addition on the south facade, two new dormer windows, one on the east facade and one on the west facade, and reconfiguration of the existing master bedroom ensuite to allow for a ensuite and dressing room.

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

## **92.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISH**

None.

## **93.18 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**

18/01295/PREOT

Donaldsons Flowers Limited Vinnetrow Road Runcton PO20 1QD

To change the use of this building.

On a proposal by the Chairman, it was RESOLVED to request District Cllr. Page obtain clarification on the process as the site is within the HDA and therefore should not be used for food preparation.

**TR**

## **P94.18 DISTRICT COUNCIL PLANNING DECISIONS**

18/00673/LBC

Manor Cottage Saltham Lane Runcton PO20 1PU

Roof/First floor extension and single storey glazed addition to the south

elevation, 2 no. dormer windows and internal alterations of master bedroom.  
PENDING CONSIDERATION

18/00915/FUL

Little Fisher Farm Fisher Lane South Mundham PO20 1ND

Change of use of outbuilding to 1 no. holiday let.

PENDING CONSIDERATION - following the officers request for justification on the need for holiday accommodation in a rural location the planning agent has submitted a short report.

HN/18/00820/FUL

Chichester Free School

Carmelite Convent Hunston Road Hunston Chichester

Variation of condition 2 (plans) of permission HN/15/03489/FUL. Remove all but 3 chimneys, reconstruct 3 chimneys, reconstruct the top of the gables and rebuild the bell tower. Site layout and landscaping amendments to accommodate detailed access arrangements.

PENDING CONSIDERATION

HN/18/00885/FUL

Education and Skills Funding Agency

Land Adjacent to Chichester Free School Hunston Road Hunston Chichester

Construction of a new bus stop and layby to the east of the B2145 adjacent to Chichester Free School.

PERMIT

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

PERMIT WITH SECTION 106

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.

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 DECISION - extension of time agreed to 21 May 2018; Chichester District Council planning committee is due to take place on 13<sup>th</sup> June.

Environmental Health have requested further information on the disposal of waste water.

18/01156/PNO

Runcton Nursery Pagham Road North Mundham PO20 1LJ

Excavation of area to install a 3000m<sup>3</sup> underground rainwater harvesting tank to take roof water from 2 no. glasshouse roofs for the purposes of irrigating crops.

PRIOR APPROVAL NOT REQUIRED

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 15<sup>th</sup> June 2018.

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 15<sup>th</sup> June 2018

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

[http://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user\\_key\\_1=P/134/16/OUT](http://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=P/134/16/OUT)

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

Extension of time agreed to 15<sup>th</sup> June 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 which Pagham Parish Council has asked to be "called in" by the Secretary of State.

## **95.18 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 22<sup>nd</sup> May 2018 Chichester City Council, Old Court Room, North Street, Chichester - 3 days.

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 confirmed that he had submitted an enquiry to Chichester District Council requesting confirmation that they administer the Scheme of Regulation.

## **96.18 EXTERNAL CORRESPONDENCE**

1. Chichester District Council Planning Committee Meeting invite to attend and speak in relation to O/16/01785/FUL Land on the North side of

Shopwhyke Road. Removal of conditions 9 & 11 from planning permission O/11/05287/OUT which requires the closure of the Oving traffic lights and to retain the junction as it currently functions. On a proposal by the Chairman, it was RESOLVED not to attend the District Council Planning Committee meeting on the basis that the Secretary of State had directed Chichester District Council to close the lights.

2. The Chairman read out a statement from PAGAM (Pagham and Aldwick Greenfields Action Group): Suggesting that the Parish Council work with the surrounding parishes in Chichester District to engage with Gillian Keegan MP to obtain her support. PAGAM advises that they would be able participate in any meetings to give technical and investigative input if required.

**AGENDA**

**97.18 REPORTS ON EXTERNAL MEETINGS**

1. Light Pollution Meeting with representatives of Growers Association -it had been agreed at the meeting that specific sites need to be identified and good evidence obtained to move this matter forward.

**98.18 ITEMS FOR FUTURE AGENDAS**

None.

Meeting closed 20.35

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

Chairman to North Mundham Parish Council

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