

NORTH MUNDHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on 4th December 2018 which commenced at 18.45 in the Small Hall at North Mundham Village Centre.

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

In attendance: Louise Chater (Clerk) and one member of the public.

P143.18 PUBLIC QUESTION TIME

None.

P144.18 APOLOGIES AND REASON FOR ABSENCE

None.

P145.18 CODE OF CONDUCT

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

P146.18 MINUTES

On a proposal by Cllr. Turnbull it was RESOLVED to agree and sign the minutes of the meeting held on 6th November 2018; this was duly completed.

P147.18 PLANNING APPLICATIONS

18/02885/TCA

Orchard Hey Mill Lane Runcton PO20 1PP

Notification of intention to reduce height by 1.5m and reduce the widths by 1.5-2m on 1 no. Beech tree (T1).

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

18/02907/FUL

Fisher Granary Fisher Lane South Mundham PO20 1ND

Use of land for the stationing of a caravan for use as a holiday let.

On a proposal by the Chairman, it was RESOLVED to object. The Planning Committee had not previously objected to the caravan at this rural location as it was a temporary measure during building works. A condition of the permission was that the caravan would be removed from the site once the building work was completed, therefore the proposal sets a precedent to keep caravans once the work has been completed. The caravan is a dominant building in the open countryside. In addition, the application is contrary to Local Plan Policy 30 (3).

18/03081/LBC

Manor Cottage Saltham Lane Runcton PO20 1PU

Demolition of existing conservatory and construction of replacement resited new conservatory. Removal of chimney flue

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

18/03134/FUL

Runcton Farm Shop Pagham Road North Mundham PO20 1LJ

Change of use from warehouse to cafe and addition of mezzanine level, porch and associated parking.

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

P148.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISH

None.

P149.18 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

None.

P150.18 DISTRICT COUNCIL PLANNING DECISIONS

18/02732/PA3Q

South Mundham Farm South Mundham PO20 1LU

Prior Approval for a Proposed Change of Use of Agricultural Building to Dwelling House (Class C3) with external alterations.

PENDING DECISION

18/02629/PA3Q

South Mundham Farm South Mundham PO20 1LU

Prior Approval for a Proposed Change of Use of Agricultural Building to Dwelling House (Class C3) with external alterations

PENDING DECISION

18/02308/DOM

Silver Birches Fisher Lane North Mundham PO20 1YU

Rear single storey extension

PERMIT

18/01759/FUL

Land Adjacent to The Spinney Pagham Road North Mundham PO20 1LD

Construction of 1 no. 2 bed two storey dwelling, access, landscaping, and associated parking in the form of a car port - Variation of Condition 5 of planning permission NM/18/00381/FUL - rewording of condition to "until covers and secure cycle parking spaces (2 no. spaces) have been provided in the form of a timber rear garden shed".

PENDING DECISION

HN/18/02282/FUL

Land South of Little Willow Hunston Road Hunston

Change use of land for the stationing of caravans for residential purposes together with dayrooms ancillary to that use.

PENDING CONSIDERATION

18/00336/FUL

Lakeside Holiday Park Vinnetrov Road Runcton PO20 1QH

Change of use of land for the stationing of static holiday caravans.

PENDING DECISION

If the planning application goes before Chichester District Council Planning Committee on a proposal by the Chairman, it was RESOLVED that Cllr. Russell would represent the Parish Council.

18/01365/OUT

Springfield Park A259 Eastbound Merston Oving

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.

PENDING CONSIDERATION

18/00776/FUL

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

Extension of existing horticultural packhouse

PENDING CONSIDERATION - the planning officer has asked for the parish council's comments on the updated landscaping strategy the officer makes the following points

The main features and differences are:

1. Planting rather than bunding. Previous developments have shown that bunding can be a harsh feature which takes up land and compromises the amount of good planting that can take place. Over time, the planting will create a more natural and taller feature to soften and filter views
2. Informal clusters of plants, including standard (3-3.5m) and heavy standard (3.5-4.25m) trees, understorey planting and wildflower seeding are proposed between the development and the bridleway, on the west side of the bridleway. The Grain Store project has already committed to a native field hedge on the eastern side of the bridleway (I'll chase this as it's not been planted yet). Smaller trees establish better and grow taller than the larger ones. Most of the existing planting within the Food Park were hedge plants or small trees originally and some are now taller than the HGVs; the ones planted to the west of the original Nature's Way building by the bridleway are taller and effectively filter views of this large packhouse - the aim is for something similar to be created here
3. The planting areas focus on the north east and central part of the bridleway, to ease the viewer into the Food Park rather than a sudden change of scene.
4. The clusters allow some views into the site to avoid creating a tunnel effect on the bridleway

5. Additional planting is proposed to the east of the new access road, around the northern bridleway spur and around the reservoir.

6. Easements for services have been taken into account.

It was noted that the revised landscaping plan met the Parish Council's concerns with regard to the lack of landscaping in the original application, however, the committee remained unwilling to accept the general principle of building large scale industrial buildings on the Horticultural Development Area and endorse the comments submitted by the landscape consultant dated 24th October 2018. If the planning application goes before Chichester District Council Planning Committee on a proposal by the Chairman, it was RESOLVED that Cllr. Russell would represent the Parish Council.

17/03118/FUL

Copse Café and Tackle Peckham Copse Lane North Mundham

Retrospective siting of a temporary timber structure and seating area.

PENDING DECISION

NM/18/00915/FUL

Little Fisher Farm Fisher Lane South Mundham PO20 1ND

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

PERMIT WITH S106

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

PERMIT WITH S106

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 - Updated information submitted to enable habitats regulations assessment, this is required following the decision in the European Court; PINS notice 05/2018 issued by the Planning Inspectorate provides further information on this and is on circulation.

Arun District Council reconvened special development control committee meeting on 13 November 2018 resolved that the application be deferred to allow an independent assessment on the submitted road safety audit.

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

Arun District Council reconvened special development control committee meeting on 13 November 2018 resolved that

(1) the application be approved as detailed in the report and update report; and

(2) authority be delegated to the Group Head of Planning, in consultation with the Chairman and Vice-Chairman, to allow for minor amendments to be made to the Heads of Terms

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

P151.18 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

16/00325/CONCOM

Enforcement Notice: NM/27

Land at Stoney Lodge, School Lane, North Mundham

Time for compliance: three months

Notice takes effect: 31st January 2018 (unless and appeal is made)

Request for an update was sent to Chichester District Council on 22nd June 2018. The District Council has confirmed that the case is still extant and would provide an update in due course.

Enforcement Ref: 18/00187/CONMHC

Fisher Granary, Fisher Lane, South Mundham, Chichester, West Sussex, PO20 1N

Use of mobile home for purposes of human habitation
Planning application 18/02907/FUL submitted therefore enforcement suspended until
outcome of planning application determined

Enforcement Ref 18/00318/CONCOU
Lakeside, School Lane, North Mundham.
Change of use of agricultural land and commercial use of yurt.
The Planning Officer confirmed that the yurt and the dog training activities on the
site have ceased and the case is now closed.

P152.18 COMMON LAND

1. Fisher Common Scheme of Regulation - the Chairman reported that he had met with the Chairman of Sidlesham Parish Council who had expressed concern with regard to Sidlesham & Hunston Commons. Cllr. Russell had shared the information gathered through the investigations into Fisher Common.

P153.18 EXTERNAL CORRESPONDENCE

None.

P154.18 REPORTS ON EXTERNAL MEETINGS

None.

P155.18 ITEMS FOR FUTURE AGENDAS

1. Advertising boards at the top of Brookside and on Vinnetrow Road.

Meeting closed 19.11pm

Signed: _____ Chairman North Mundham Parish Council Planning Committee

Dated: _____