# NORTH MUNDHAM PARISH COUNCIL PLANNING COMMITTEE

Minutes of the meeting of North Mundham Parish Council Planning Committee meeting held in the small hall at North Mundham Village Centre, on 1st February 2022 which commenced at 19.00**.**

### **PRESENT:** Cllrs. Tim Russell (Chairman), Annie Maclean (Vice Chair), Rob Callaway-Lewis, and Paul Chivers.

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

## P14.22 PUBLIC QUESTION TIME

None.

## P15.22 APOLOGIES AND REASON FOR ABSENCE

On a proposal by the Chairman, it was RESOLVED to accept Cllr. Wall’s apology and reason for absence.

## P16.22 CODE OF CONDUCT

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

## P17.22 MINUTES

On a proposal by Cllr. Callaway-Lewis, it was RESOLVED to agree and sign the minutes of the meeting held on [4th January 2022](https://northmundham.org/wp-content/uploads/2022/01/Planning-Committee-Minutes-4th-January-2022.docx); this was duly completed.

## **P18.22 MATTERS** ARISING FROM MINUTES

None.

## P19.22 PLANNING APPLICATIONS

### [21/03544/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3W3MKERIQL00) South Mundham Farm, South Mundham, PO20 1LU

Change of use of flint barns to 3 residential units and replacement of existing agricultural buildings with 3 residential units. (Variation of condition 1 from planning permission NM/19/00677/FUL - Addition of carports to Units 1, 2, 3 and 4).

Although concern was expressed in relation to the increase in hardstanding, on a proposal by the Chairman, it was RESOLVED to make no comment.

### [22/00001/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R55556ERJOS00)Hop Garden Cottage, Hop Garden Lane, North Mundham, PO20 1JX

Replacement ancillary outbuilding. Two storey side extension, veranda, dormer and 2 bay windows. Replace dormer flat roof with tiled roof and translucent roof of previous addition with slate roof and roof light.

On a proposal by Cllr. Callaway-Lewis, it was RESOLVED to make no comment.

### [21/03547/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3W976ERIR100)South Mundham Farm, South Mundham, PO20 1LU

Change of use of flint barns to 3 residential units and replacement of existing agricultural buildings with 3 residential units. (Variation of condition 1 from planning permission NM/19/00677/FUL - To allow for a first floor within units 4, 5 and 6. Remove of condition 26 from planning permission NM/19/00677/FUL - To allow for first floor accommodation within units 4, 5 and 6)

Although the applicant had argued that increase in room space could be accommodated with the provision of additional parking spaces, it was noted that Chichester District Council’s Planning Committee had specifically debated the increase in built space on the site in relation to the fallback position associated with part Q applications. It was noted that the District Council Planning Officer had advised the Planning Committee that due to the height of the eves any proposed room in the roof space was unlikely to conform to building regulations.

On a proposal by Cllr. Maclean, it was RESOLVED to object on the grounds of overdevelopment on the site and would set a precedent for the incremental growth exceeding the baseline to permitted development rights.

### [22/00101/PLD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5UOMRERK7300) 12 Fletcher Place, North Mundham, PO20 1JR

Change use of loft space to habitable accommodation to include the addition of rear dormer

On a proposal by the Chairman, it was RESOLVED to make no objection, however express concern to the potential overlooking.

## 20.22 SIGNIFICANT APPLICATIONS IN ADJACENT PARISH

### [P/178/21/OUT](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=P/178/21/OUT) Land West of Pagham Road Pagham

Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building.

On a proposal by the Chairman, it was RESOLVED to object on the grounds of the extra load on all infrastructure and in particular the B2166 and the potential impact on Pagham Harbour.

## P23.22 DISTRICT COUNCIL PLANNING DECISIONS

### [21/03448/OUT](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3CBA4ERICC00) Land at Streamside Farm, northwest of Tumble Cottage, Lagness Road, Runcton, PO20 1LD

Outline application (with all matter reserved accept Access) for the development of up to 30 dwellings; provision of public open space / play area; landscaping; and modification of existing access.

PENDING CONSIDERATION

### [21/03509/ELD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3PC61ERILX00)Chichester Food Park, Bognor Road, PO20 1NW

Construction of access to site in accordance with planning permission NM/18/00776/FUL.

PENDING CONSIDERATION

### [P/167/21/RES](https://www1.arun.gov.uk/aplanning/OcellaWeb/planningDetails?reference=P/169/21/L) Land South of Summer Lane and West of Pagham Road Pagham Readvertisement due to amended description

Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning permission P/140/16/OUT for the erection of 375no. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road (alternative to P/153/21/RES). This site may affect a Public Right of Way.

UNDECIDED

### [21/03328/ADV](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2MD4BERHSJ00) Lakeside Holiday Park, Vinnetrow Road, Runcton, PO20 1QH

Replacement 2 holiday park entrance signs.

PERMIT

### [21/03208/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R205XOERH8S00) Leythorne Nursery, Vinnetrow Road, Runcton, PO20 1QD

Erection of extensions to existing packhouse, along with staff accommodation block, revised parking arrangements and improvements to site access

WITHDRAWN

### [21/02226/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWHLVCERKXA00)1 Green Lane, Runcton, PO20 1LH

Proposed two storey side extension, single storey and first floor rear extensions. Proposed roof lights to rear elevation and new front porch

PENDING CONSIDERATION

It was noted that there were Substitute Plans to reduce to proposed extension, it was noted that the Parish Council had not objected to the previous application therefore on a proposal by Cllr. Chivers, it was RESOLVED to make no comment.

### [21/03219/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R23AB1ERHAO00)Mayfield, Vinnetrow Road, Runcton, PO20 1QB

Demolition of existing rear extension and conservatory, replaced with new single storey rear extension.

PERMIT

### [21/02878/OUT](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R05FRXERFY700) Land North of Larock, Post Office Lane, North Mundham

Outline application (with all matters reserved accept Access) for the construction of 22 dwellings and associated infrastructure with vehicular access from Post Office Lane, North Mundham.

PENDING CONSIDERATION

### [21/02573/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYB1TJER0ZW00)Land at Charmans Field, Runcton, West Sussex, PO20 1LJ

Hybrid Planning Application - Phase 1 (Full application) comprising 26 residential dwellings, new access from Lagness Road, public open space, landscaping, sustainable urban drainage and associated works. Outline planning application for further phases of up to 87 dwellings and associated infrastructure (with all matters reserved).

PENDING DECISION

### [21/02599/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYFQ6FERMDW00) Peckhams Farmhouse, Peckhams Copse Lane, North Mundham, PO20 1LB

Extension to the north elevation, internal and external remodelling and proposed detached barn/garage

PENDING DECISION

### [21/02258/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWLFIVERL0M00) Land and Stables Opposite Lakeside, School Lane, North Mundham, PO20 1LA

Addition/construction of a wildlife natural water dog swimming pond (10m x 7m x 1.3m), jetty platform with oak supports (3m x 1m), timber pergola with roof, fencing and planting to reflect natural surroundings

PERMIT

### [21/01907/ELD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUUITMERJNM00) The Bourne, Fisher Lane, North Mundham, PO20 1YU

Certificate of Lawfulness for the occupation of The Bourne without compliance with an agricultural occupancy condition

PENDING DECISION

### [21/02033/EIA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVILAUER0WT00) Charmans Field Runcton West Sussex PO20 1LJ

EIA Screening Opinion in response to development of up to 113 dwellings (Phase 1 -26 dwellings in detail) with access roads, pedestrian paths, open space, landscaping and sustainable urban drainage.

PENDING DECISION, it was noted that the application had been determined but had not been updated.

### [20/02989/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QK04M9ER0UX00) Land South of Lowlands North Mundham

Hybrid planning application comprising of full planning permission for 66 dwellings and associated development, including landscape, highways and parking, and outline planning permission with all matters reserved except access for a community hub building (Use Classes E and F), provision of new 3.5m wide footway/cycleway link to West Sussex Alternative Provisions College with reconfiguration of existing car parking spaces and relocation of storage facility

PENDING DECISION

It was noted that the Parish Council had previously considered this application when the District Council had advised that the housing numbers required were a minimum of 150 dwellings for the life of the local plan. However, the District Council has recently notified the Parish Council that this number is being reviewed and is likely to be reduced but this has as yet to be confirmed. When the Parish Council reviewed the application, it was of the view that the application was of a high standard, although, it did express concern in relation to the traffic issues on the B2166 and the wastewater in relation to the capacity at Pagham Water Treatment Works, however the Parish Council resolved to make no objection to this application, subject to a covenant that prevents any further building on the open spaces within the site.

Due to the potential change of housing numbers the parish is required to provide consideration was given to the change of balance of advantages for this site. The Parish Council is aware that if the current developer were to withdraw from the site the landowner will continue to market the field for development and any replacement developer may not be so sympathetic to the site and the existing village.

Although ideally the Parish Council would prefer that no extra housing was built in the parish on the balance of gains for the parish with the proposed cycle, footpath connectivity, the large amount of developable space that the current developer is not proposing to build upon, the high standard of design and the spatial relationship to the existing village it was the view of the Committee to maintain its current position in relation to this application.

## P24.22APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

### Enforcement Notice: NM/28

Variation of Enforcement Notice

Land at 6 Oakdene Gardens North Mundham

Date for compliance 31st March 2021

## P25.22 LOCAL PLAN

It was noted that Chichester District Council had advised that they were once again reviewing the number of proposed dwellings for North Mundham, and the figure had been reduced to the original number of 50 dwellings over the life of the plan, however this is not confirmed as they are testing it against transport studies.

The District Council have also approached the neighbouring authorities to discuss them taking on the districts unmet need.

## P26.22 COMMON LAND

Fisher Common Scheme of Regulation – Chichester District Council have instructed Counsel – no further update.

## P27.22 EXTERNAL CORRESPONDENCE

None.

## P28.23 REPORTS ON EXTERNAL MEETINGS

None.

## P29.23 ITEMS FOR FUTURE AGENDA

None.

There being no further business the meeting closed at 19.35

Signed: Chairman North Mundham Parish Council Planning Committee

Date: