

HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Wednesday 25 November 2015 in the Annexe at Hunston Village Hall.

Present: Mr S Baker, Mr K Furlong, Ms L Kenney (Chairman),
Mr A Knowlson, Mr S Solliss

In attendance: Mrs C Smith (Clerk), Mrs T Tull (CDC), 1 member of public

The meeting commenced at 6pm

49.15/P Questions/Comments from members of the public.

A resident raised a question about unauthorised development at a neighbouring property. The resident was advised to notify planning enforcement of the development.

50.15/P Apologies for absence.

Apologies for absence were received and accepted from Cllr Baker and Cllr Delaney-Beckford.

51.15/P Declarations of Interest.

None.

52.15/P Minutes of the Planning Committee meeting held on 28 October 2015.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 28 October 2015. These were **AGREED** and the Chairman duly signed the Minutes as being a true record of the meeting.

53.15/P Planning applications.

53.1 HN/15/03489/FUL- Carmelite Convent, Hunston Road, Hunston

The development of a new school (Class D1), including the part demolition part refurbishment of existing former Carmelite convent, together with new access arrangements, car parking, outdoor play areas, landscaping and associated works.

Councillors reviewed the plans and a number of concerns were raised which primarily centred around the impact on existing traffic levels, flooding issues and child safety issues.

Although Councillors were in support of the principle of the Convent being used as a school there were concerns about the access to the school, provision of appropriate crossings, provision of cycle routes, consideration of flood water/drainage and sewerage options.

Specific concerns raised:

- The proposal for access footpaths and cycleways has not been sufficiently considered. In particular there is no mention of any provision of a footpath/cycleway to the south of the convent.
- The proposal to install an uncontrolled crossing by the school to allow pupils to cross the busy B2145 is considered to be flawed. It is highly inappropriate to suggest that protecting the safety of a vehicle is a higher priority than the safety of the children using the crossing. If there is to be signage advising motorists of an unmade crossing then this could just as easily warn of a signal controlled crossing.

- It is proposed that the speed limit on the road be reduced to 40mph. The Parish Council feels that this is also inappropriate and that the speed limit should be reduced to 30mph in consideration of the number of children who may be crossing the road to access the school.
- The proposal calls for increased lighting on the road for the safety of pupils and staff accessing the school. This would have an adverse effect on the local bat life. It is worth noting that there are seven species of bat in the vicinity three of them are rare species, there may be a lack of understanding of exactly what legislation is involved with the disturbance of bats and bat roosts, the assumption that this can be sorted out by putting a few bat boxes is flawed. Consideration should be given to restricting the operational hours of the street lights to perhaps 7am to dawn and dusk to 7pm to mitigate the effects.
- The number of staff including teachers and admin is likely to be too small for the number of pupils planned, which is in the region of 1280 this will impact on the number of parking spaces available and it is anticipated that of those 16 of allocated to 6th form students will eventually become staff parking spaces.
- There is information which analyses the current location of pupils attending the school, currently in the region of 450 pupils. However it is expected that with 1280 students the distribution of those attending will continue to come from the areas of Bognor Regis Selsey and West Wittering. The result will be significantly increased traffic flow through Hunston as traffic from West Wittering will come through Green Lane to join the B2145 to the south of village and traffic from Bognor will back up through North Mundham as it joins at the roundabout just south of the proposed development. This increasing volume of traffic has been glossed over in the report using only traffic measured in March 2015 and this does not take account of the fact that the road is significantly busier in the summer months even before school finishes.
- The proposed entrance and exit plans for the school are flawed. The proposals make a point that children are likely to be dropped off as part of a normal commute to work. Those approaching the school from the south are expected to queue to the northern entrance to enter the school and then re-join the queuing traffic from the southern exit. The reality is that parents are more likely to pull into the proposed bus layby to drop off children. The Parish Council suggests that this is going to lead to the traffic backing up on the road which would likely cause aggravation to motorists and potential incidents on the road.
- Whilst the report attempts to make some acknowledgement of work and traffic levels on the A27 Chichester bypass it is significant to note that as of 20 November the highways commission have decided that they have been given insufficient evidence to be able to comment on the validity of the plan. Indeed they mention that there is insufficient evidence to be able to support the logic of the arguments put forward in the traffic management plan.
- There is little consideration to how the site traffic will be managed between the start of construction and the school opening. Clearly construction vehicles will need to use the southern entrance to access the site. Therefore, the ghost island referred to in the plan needs to be constructed first making it imperative that the road is widened in conjunction with this if safety on the road is not to be compromised. It does articulate that by doing nothing there will be a temptation to use

the verge to pass vehicles waiting to turn right into the site and that this will in turn increase the probability of an accident.

- When considering drainage and flooding issues the Parish Council notes the advice of the District Council regarding percolation testing and water table level measuring. Reports that there has been no significant flooding in the recent period are misleading as no-one has been in residence for many years. The Parish Council considers that the proposal to pave large areas of land that have previously been acted as soakaways may well create issues that have not been clearly addressed in the application. There is some concern that the filtration and attenuation tanks although below ground have been placed in the primary school play area without the necessary percolation tests being carried out.
- It is also suggested that there needs to be a 2m buffer zone around the hedges so as not to disturb dormice which may impact on the plans to increase the width of any paved areas.

53.2 HN/15/03552/DOM – 60 St Leodegars Way, Hunston
Proposed single storey side and rear extension.

Councillors reviewed the plans and noted that there had been other similar developments in the vicinity.

AGREED RESPONSE: No objection

54.15/P Planning decisions as advised by Chichester District Council
HN/15/03045/FUL – Frensham House, Selsey Road, Hunston
Change of use to part of ground floor from antiques shop (use class A1) to residential use in association with main dwelling (use class C3). **PERMIT**

HN/15/03282/DOM – 6 Tramway Close, Hunston
Single storey side extension. **PERMIT**

55.15/P Enforcement action required or action pending.
None

56.15/P Date of the next meeting.
The next meeting will be scheduled when there are applications to review.

There being no further business the Chairman closed the meeting at 6.55pm

Signed _____ Date _____
Chairman