

HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Wednesday 27 April 2016 in the Annexe at the rear of Hunston Village Hall.

Present: Mr S Baker (Chairman), Mr K Furlong, Mr S Solliss

In Attendance: Mrs C Smith (Clerk), Ms K Simmons (Genesis Town Planning)

The meeting commenced at 7.00pm

17/16P Questions/Comments from members of the public.

Ms Simmons gave an update on the two planning applications at Brook Lea. After reflection on the comments made by neighbouring residents and the Parish Council and further discussion with the Planning Officer the application for 7 units was considered inappropriate for the proposed setting and will be withdrawn.

More work is being done on the 6 unit scheme and on the access in terms of visibility. Ms Simmons confirmed that the necessary land had now been acquired to enable the fence line north of the site to be pushed back. Further discussions had also been held with Highways who were now happy with the information provided and that the required visibility can be delivered.

A further review of the landscaping scheme has been done and all of the hedgerow along the canal will be retained. The gardens will be laid to lawn. Ms Simmons highlighted the layout and density plan stating that this was in keeping with the relatively high density of dwellings around the site.

The type of dwellings is being changed and at the entrance to the site, this will now be a single detached chalet bungalow which would have less of an impact as you come into the site and on neighbouring properties. Mention was made of the neighbour concerns about overlooking. The Planners are happy with the revised design and the separation gap of 22m exceeds the current guidelines which state there should be a minimum of 20m where properties back onto each other and a minimum of 15m where properties are side by side.

Councillors raised a number of concerns

This was essentially a green site and there was concern that by building 6 houses on the site this would inevitably affect drainage of the site. Ms Simmons advised that all sites would have to undergo a percolation test to establish whether the site was suitable for a soak away. If this proves not to be the case, then other options will be investigated.

18/16P Apologies for absence.

Apologies for absence were received and accepted from Cllr Gregory.

19/16P Declarations of Interest.

Cllr Solliss declared an interest in the planning applications for Brook Lea as friend has recently put in an offer on a house bordering the application site.

20/16P Minutes of the Planning Committee meeting held on 23 March 2016.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 23 March 2016. These were **APPROVED** and the Chairman duly signed the Minutes as being a true record of the meeting.

For expediency it was agreed that the applications would be considered in reverse order.

21/16P Planning applications.

21.2 HN/00856/OUT & HN/00857/OUT – Brook Lea, Selsey Road, Hunston
Redevelopment of the site for 7 (&6) No. dwellings and associated works.
Review of additional comments from the Planning Agent.

Councillors acknowledged that the 6 unit scheme was less dense but felt that this was still too high when taken in context of the village as a whole.

The advice that the canal hedgerow was to be retained was seen as a positive step forward.

There remain major concerns about the visibility. The next door property has a very high fence which runs northwards right along the edge of the road. There was concern that vehicles that may need to exit the site to the right would have extreme difficulties seeing traffic coming from the north and this would be most significant during rush hour traffic. In addition to this the access to the site fell at one of the narrowest parts of the main road through the village where large HGV vehicles and busses had to give way to each other.

There was a general feeling that the site was still too dense for the plot and that the density of the properties surrounding the site was largely irrelevant as the site had been a single dwelling plot for some considerable time.

There were concerns that the entrance to the site may not be wide enough for two vehicles to pass each other safely. The possible knock on effect would be that traffic might be blocked on the main road if a number of vehicles were trying to enter or exit the site at the same time.

It was considered that there were still not enough parking spaces on site. Despite the guidelines given experience shows that it is likely that each household will have at least two cars and with only two allocated visitor parking spaces there would be issues if more than one household had visitors at the same time. There are already severe parking problems in that locality and a lack of spaces here would exacerbate this issue.

In summary there remain serious concerns over access, parking and the density of the site. There was a suggestion that the site could be further reduced to 5 dwellings to allow a greater number of parking spaces. It was not known at this stage whether that would keep the proposed development viable.

It was noted that revised plans would be forthcoming for consultation and the Parish Council requested that these plans show the view from the canal.

Ms Simmons thanked the Parish Council for their time and then left the meeting.

21.1 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.

It was noted that a number of revisions had been made to the plans.

Changes had been made to the external lighting which had been significantly reduced. It was noted that there was a suggestion that the building would be little used after 5pm and that rooms would operate on occupancy sensors.

The issue of the Bats has been well addressed with the provision of a Bat loft, access holes and Bat bricks.

There was some concern about the disappearance of some hedgerows and the possible impact on dormice but that this was probably unavoidable.

It was noted that there would now be a right turn access lane when travelling from the north. There was some question as to where the land for this would come from. The Clerk also pointed out that the County Council were widening the road at some point from 23 May for 8 weeks. The Clerk was asked to gather more information on this.

It was noted that the pedestrian access across the road would be lowered kerb with raised bumps, there would be no central refuge. Councillors agreed that for the safety of pedestrians this was not acceptable. It was felt that in a school that would house 1280 pupils there was a requirement for a proper bus layby (southbound) and a light controlled crossing. It was noted that North Mundham school had both a 20mph speed limit around school starting and finishing times as well as a light controlled crossing.

There was much discussion over the traffic information provided and real concern that this had all be prepared via a desktop model. The reality of the situation is that there is traffic congestion northbound on a daily basis and that traffic is generally fast in both directions at other times. There was also concern about the additional traffic that would be generated one the Park Farm development in Selsey had been completed. Councillors agreed that there was a grave need for the cumulative impact of these developments to be properly taken into account.

It was felt that there remain serious issues regarding access to the site and with the hours of operation at the school. No account appeared to have been taken on the use of after school, clubs and it was well known that many teachers did not leave school buildings until after 6pm.

Although there had been plans to put in a footpath/cycle way to join up to the A27 bridge it was felt that this did not adequately address the lack of such facilities for pupils coming from south of the site.

Councillors reviewed the previous comments and with some minor amendments agreed that these should be resent. Councillors also agreed that it should be stated that the Parish Council very much supports the refurbishment of the convent as a school but it still had serious concerns about access and pupil safety.

AGREED RESPONSE: In principle Hunston Parish Council fully supports the redevelopment of the convent for the Free School. However, it does have areas of specific concerns which it feels must be properly addressed and until this has been achieved it objects to the proposal.

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. The Parish Council would not accept anything less than a light controlled crossing to ensure the safety of pupils and staff. It is noted that there is already a light controlled crossing at North Mundham school where there are considerably less pupils and a 20mph speed limit at the start and the finish of the school day.
- 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. 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 of light pollution or possible the installation of low level lighting around the entrance and exit points.
- The number of parking spaces for staff is considered to be inadequate. For a school with a proposed pupil intake of 1280 there would be significantly more staff than the proposed 59 spaces provide for.
- 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 queueing 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.

- 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.
- Reports that there has been no significant flooding in the recent period are misleading as no-one has been in residence for many years so how does anyone actually know this? 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 wildlife which may impact on the plans to increase the width of any paved areas.

22/16P Planning decisions

HN/16/00293/DOM – Greenbank, 36 St Leodegars Way, Hunston
Enlarged front dormer and replacement single storey rear extension

PERMIT

HN/16/00607/LBC – Spire Cottage, Church Lane, Hunston
Replacement timber windows at first floor level, with replacement timber doors and clear glass screens.

REFUSE

HN/16/00119/DOM – Berrycote, Southover Way, Hunston
Porch and bay window

PERMIT

23/16P Enforcement matters.

None to note.

24/16P The date of the next meeting.

The next meeting will take place when there are planning applications to consider.

Signed _____ Date _____
Chairman