

HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Wednesday 5 October 2016 in the Annexe at Hunston Village Hall.

Present: Mr S Baker (Chairman), Mr P Marshall, Mr S Solliss,
Mr C Vinton

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

49/16P Questions/Comments from members of the public.

A resident from a neighbouring village gave some information regarding issues she had experienced with the developer involved with Brook Lea.

50/16P Apologies for absence.

Apologies for absence were received and accepted from Cllr Foster, Cllr Furlong and Cllr Gregory.

51/16P Declarations of Interest.

Cllr Marshall declared a personal interest in the application for Brook Lea as a neighbour.

52/16P Minutes of the Planning Committee meeting held on 7 September 2016

The Chairman called for the approval of the Minutes of the Planning Meeting held on 7 September 2016. These were **APPROVED** and the Chairman duly signed the Minutes as being a true record of the meeting.

53/16P Planning applications.

53.1 HN/16/02672/REM – Brook Lea, Selsey Road, Hunston
Landscaping and appearance (review)

It was noted that an Ecology report had been produced and submitted to the Clerk. Attention was drawn to item 3.6 in the report that stated that a BAT survey had been done but this was incorrect as the building had been demolished.

A report on a meeting between residents and the Developer was made. As a result of the meeting the Developer agreed to have an Ecology survey undertaken. There would be no further loss of trees and although some concessions were agreed these have not appeared on the planning portal. It was noted that there was no reference to environmental qualifications for the author of the Ecology Report.

Councillors questioned why there was a second storey balcony on Plot 1 when the Developer had said no property would have views over the canal. Sections 3.6 & 3.7 of the Ecology Report raised questions as the house had already been demolished before the bat survey was carried out.

AGREED RESPONSE: Having had the opportunity to review the plans and an additional Ecology Report provided by the Developer the Parish Council wishes to make the following observations:

- Point 3.6 of the Ecology Report states that a Bat Survey was completed on 30 September 2016 and there is an implication that this was carried out on the main house. We know this not to be correct as the house had already been demolished when the survey was done. It is not until

you get to Point 4.2.6 that the report acknowledges the survey was done on the garage.

- Dwelling No 1 appears to have a first floor balcony to which the Parish Council objects. Putting in a balcony will only encourage to demolition of the trees along side the canal to obtain a view towards the cathedral. The parish Council requests that this balcony is removed.
- The Parish Council would like to see a permanent protection of the hedgerow and trees along the border with the canal to protect the views from the canal and the associated wildlife. Such protection should take the form of a regulation such as Tree Preservation Orders.

Councillors then had some discussion on breaching planning permission conditions and the lack of any effective enforcement of the conditions. It was suggested that the Parish Council makes a complaint about how the case has been handled including the lack of any consideration to objections made.

53.2 HN/16/02447/DOM - Duntulm, 8 St Leodegars Way, Hunston
Single storey rear extension and extension to first floor dormer.

The plans were reviewed. It was noted that a number of properties in St Leodegars Way had undergone similar types of extension.

AGREED RESPONSE: No objection.

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

Councillors briefly reviewed the plans. It was noted that Spire Cottage was a small local business providing much needed tourist accommodation.

54/16P Planning decisions as advised by Chichester District Council
HN/16/02350/DOM – 40 St Leodegars Way, Hunston
Ground Floor extension, provision of 3rd single bedroom above first floor under a pitched roof and enlargement to front dormer.

PERMIT

55/16P Enforcement action.
None

56/16P The date of the next meeting.
The next meeting is scheduled for 2 November 2016.

Signed _____ Date _____
Chairman