

## HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Wednesday 25 January 2017 in the Annexe at Hunston Village Hall.

Present: Mr S Baker (Chairman), Mrs J Foster, Mrs S Gregory

In attendance: Mrs C Smith (Clerk)

The meeting commenced at 6.41pm

### **1/17P Questions/Comments from members of the public.**

None.

### **2/17P Apologies for absence.**

Apologies for absence were received and accepted from Cllr Marshall, Cllr Furlong and Cllr Vinten.

### **3/17P Declarations of Interest.**

None.

### **4/17P Minutes of the Planning Committee meeting held on 2 November 2016.**

The Chairman called for the approval of the Minutes of the Planning Committee meeting held on 2 November 2016. **RESOLVED** that the Minutes be approved and duly signed as being a true record of the meeting.

### **5/17P Planning applications.**

5.1 HN/ 16/04005/DOM – Western Farm, 1 Watery Lane, Hunston  
Construction of outbuilding to be used for studio, gym and garden room.

The plans were reviewed. It was noted that the neighbouring property already had outbuildings.

**AGREED RESPONSE:** No objection

5.2 HN/16/03286/FUL – Barn north of Hunston Dairy Farm  
Variation of condition 8 from planning permission HN/13/04020/FUL - extend working hours to 8am-4pm on a Saturday.

The history of the site was given. The objection from the neighbouring property was noted. Given that the original planning permission restricted the working hours on a Saturday in the interests of amenity and to ensure the use of the site does not have a harmful environmental effect, Councillors agreed that the effective doubling of operating hours would be harmful to amenity of the neighbours

**AGREED RESPOSE:** Hunston Parish Council objects to this application. The original permit notice restricted the hours of operation "in the interests of amenity and to ensure the use of the site does not have a harmful environmental effect and in accord with the application".

This application requests an extension of the operating hours on Saturdays from 8 am to 4 pm. Paragraph 5 of the application is misleading in suggesting that this represents only a three hour extension to the permitted hours when it is in fact a four hour extension. No evidence has been presented to indicate that this would not have a detrimental effect on the amenity and a harmful environmental effect - the reasons why the condition

was first imposed. The Parish Council believes that extending the operating hours on a Saturday would increase the potential hazard of vehicles entering and leaving the site on what is one of the busiest days of the week, particularly when the traffic density is increased by tourist traffic in the summer months.

### 5.3 Review of applications in Pagham.

P/140/16/OUT - Land South of Summer Lane & West of Pagham Road, 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 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 & other community uses including public open space & allotments with some matters reserved. This application is a Departure from the Development Plan

P/134/16/OUT - Land North of Sefter Road & 80 Rose Green Road, Pagham  
Outline application with some matters reserved for development of up to 250 dwellings (incl affordable homes), provision of land for a replacement scout hut, land for an Ambulance Community Response Post facility & land for 1FE primary school. Primary vehicular access from Sefter Rd & demolition of 80 Rose Green Road & creation of pedestrian & emergency only access. Provision of public open space incl childrens play areas, landscaping, drainage & earthworks - Departure from the Development Plan. This application also falls within the parish of Aldwick

It was noted that subsequent to the publishing of the Agenda a further application for 300 dwellings off Hook Lane, Pagham had been submitted. North Mundham Parish Council was concerned that this would result in a huge increase in traffic through North Mundham (and thereby possibly Hunston too) that could not be sustained. In total, there were planning applications for around 950 dwellings, a school and other businesses less than three miles from Hunston. Viewing the locations on a map it was evident that any vehicles travelling to Chichester or the west would in all probability come through North Mundham and up the B2145 past the convent to access the A27.

**AGREED RESPONSE:** Hunston Parish Council objects to all of the applications on the grounds that firstly, the developments fall outside of the Arun Development plan. Secondly, the location of the development sites would result in an unacceptable increase in vehicle movements using the narrow rural roads through North Mundham and Hunston to access the A27.

### 6/17P Planning decisions as advised by Chichester District Council

HN/16/02350/DOM – 40 St Leodegars Way, Hunston  
Ground floor extension, provision of 3<sup>rd</sup> single bedroom above first floor under a pitched roof and enlargement to front dormer. **PERMIT**

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

HN/16/02672/REM – Brook Lea, Selsey Road, Hunston  
Appearance and landscaping **PERMIT**

St Leodegars Way, Hunston  
Proposed side and rear single storey extension. **PERMIT**

**7/17P Enforcement action required or action pending.**

Nothing to report.

**8/17P Date of the next meeting.**

The next planning meeting will be called when there are applications to review.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Chairman