

HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Wednesday 22 March in the Annexe at Hunston Village Hall to transact the following business.

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

In attendance: Mrs C Smith (Clerk), 2 members of the public.

The meeting commenced at 6.30pm

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

Residents expressed the following concerns;
Building work is in progress and it looks as though the buildings are considerably higher than the plans had suggested. The difference in the plans is mostly to do with the ridge height and addition of balconies. There were concerns about flooding as there was no evidence of any soak away.
The building may be starting higher than ground level to alleviate any flooding risk.
The stripping away of the hedgerow in places appears to allow views from the balconies.
There was concern about the Oak trees being removed.
The proposed changes are no longer in keeping with the area.

18/17P Apologies for absence.

Apologies for absence were received and accepted from Cllr Furlong and Cllr Vinton.

19/17P Declarations of Interest by Members.

Cllr Marshall declared an interest in the application for Brook Lea as a neighbouring resident.

20/17P Minutes of the Planning Committee meeting held on 22 February 2017.

On a proposal made by Cllr Foster, seconded by Cllr Marshall it was **RESOLVED** that the Minutes of the Planning Meeting held on 22 February 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

21/17P Planning applications.

21.1 HN/17/00314/FUL – Brook Lea, Selsey Road Hunston
Construction of 5 no. dwellings and associated works (minor amendment to outline planning permission 16/00856/OUT and associated reserved matters 16/02672/REM).

Councillors expressed some disquiet about the Brook Lea development. Points of note included;
Both the northern and southern boundary hedging should have been retained.

The proposed dwellings were not in keeping with the surrounding properties.

Why it was necessary to have French windows and Juliet balconies on the canal side when there was effectively no view.

Why holes had appeared in the northern boundary that corresponded with the upstairs windows of the properties.

The overall appearance of the properties being built seems much larger and higher than the plans had indicated.

AGREED RESPONSE: Hunston Parish Council objects to this application on the following grounds:

It is noted that the Agent/Applicant has answered all parts of Question 13 on the application form as no. This is incorrect as the site runs along the southern edge of the Chichester Canal and the hedgerows along the canal have been a haven for wildlife for many years. This hedgerow has been all but stripped out and therefore there are no suitable places for the nesting birds and other wildlife that live along the edge of the canal.

It is noted that the Agent/Applicant has answered the second part of Question 13 on the application form as no. There are a number of mature trees along the northern boundary with the canal and the Parish Council would be keen to see these served with a TPO in order to help protect this important environmental barrier between the canal and the housing development.

It is noted that the Agent/Applicant has stated (Q 24) that the site cannot be seen from the public footpaths or roads. This is incorrect the site is clearly visible from the main road, particularly when travelling north to Chichester and from the canal towpath since the developer has stripped out significant amounts of the hedgerow.

Plot one is already partially constructed and appears to be closer to the southern boundary than is indicated in the plans.

The Parish Council also objects to the additional first floor extension to the rear of the property which could very easily be turned into a balcony with access from the French style windows on the first floor.

The proposed dwellings being of red brick and red clay tiles would be out of keeping with the general style of properties that surround it.

The Parish Council feels that the development is cramped, the houses are too high and would be visually intrusive from the rural aspect of the canal path.

The Parish Council requests that the style of materials used be more in keeping with the surroundings and that the ridge heights of the roofs be lowered in keeping with a chalet style bungalow.

- 21.2 HN/17/00291/DOM and HN/17/0292/LBC – Kipson House, Hunston
Single storey extension to the rear of the existing shed to create a summerhouse.

It was noted that the extension of the shed would be unobtrusive and unarmful in the local setting of the listed building.

AGREED RESPONSE: No objection

22/17P Planning decisions

None

23/17P Enforcement action required or action pending.

None

24/17P Date of the next meeting.

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

Signed _____ Date _____
Chairman