

HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Wednesday 27 September 2017 in the Annexe at Hunston Village Hall.

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

In attendance: Mrs C Smith (Clerk), 3 members of public

The meeting commenced at 6.30pm

49/17P Questions/Comments from members of the public.

Residents expressed concern about the installation of the fencing and gates. There were also concerns that the access to the property was still not in accordance with the plans and posed a danger to anyone using the site.

50/17P Apologies for absence.

Apologies were received and accepted from Cllr Gregory.

51/17P Declarations of Interest.

Cllr Marshall declared a personal interest as a resident whose property backs onto Brook Lea.

52/17P Minutes of the Planning Committee meeting held on 26 July 2017.

On a proposal from Cllr Marshall, seconded by Cllr Foster it was **RESOLVED** that the Minutes of the Planning Meeting held on 26 July 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

53/17P Planning applications.

53.1 HN/17/02426/DOM– Frensham House, Selsey Road, Hunston

Insulate exterior walls, replace square bay windows with angled bay with hip ended pitched roofs, lantern light to rear roof and renovate internally.

It was noted that Frensham House was different to other properties nearby and that the bay windows were quite large. There was some concern that work on the alterations had already started and that some external cladding had been removed.

It was noted that the alterations did not seem to be that different to what was already there.

AGREED RESPONSE: Hunston Parish Council considers it important that the insulation of the exterior walls should be within the wall cavity. Notwithstanding this it has no objection to this application.

53.2 HN/17/02423/FUL - Brook Lea, Hunston Road, Hunston

Variation of condition 8 of permission HN/17/00314/FUL. Omit the post and rail fence and amend plan.

There was great concern that the developer had already installed fencing and gates without planning permission and contrary to the permission granted.

Note was made of the existing gate on the site although it was not known whether this gate had been installed with the permission of the County

Council. There was concern that the developer was maintaining that there were historically two gates on the site. This was believed not to be correct. The objections by the County Council and the Canal Society were also noted.

There was much discussion on issues with this site. The lack of confidence in the planning system and the role of enforcement were highlighted. There was further debate on the difficulties faced by the Parish Council with limited experience of the planning system, the lack on any engagement and support from the enforcement team, the wilful disregard of the planning constraints by the developer and the proliferation of applications on the site.

AGREED RESPONSE: Hunston Parish Council objects to this application in the strongest possible terms.

The original planning permission makes it very clear the reasons why the post and rail fencing was required. That is, to protect the vegetation along the boundary of the canal in the interests of its ecological value and the visual amenity of the area.

The Parish Council is of the view that this proposal is contrary to paragraphs 8 and 9 of Policy 40 (Sustainable Design and Construction) of the Chichester Local Plan (Key Policies 2014 -2029).

In addition, there is no right of access to the canal towpath even by existing use and it is clear from both the Canal Trust and the County Council that any request for direct access would be refused.

In addition to the discussions on the application being considered there followed some debate on the access to the site. It was noted that the requirements for access as determined by the County Council had not yet been complied with. Although it had been reported that two of the fence panels of the adjoining property had been moved approximately one foot there was some doubt as to whether this complied with the plans as approved by the County Council Highways Officers.

Councillors expressed concern as to the process if the visibility requirements could not be complied with. It was agreed that the Parish Council should write to the Highways Officer to establish what the process would be should the developer not be able to comply with the requirements of the permit notice. It was also agreed that the parish Council would request that Mr Fitzjohn (County Councillor) should be asked to take this matter up with Highways on behalf of the Parish Council.

It was further suggested that the Parish Council requests a meeting with the Canal Trust to review how to take this matter forward.

Three members of public left the meeting.

54/17P Planning decisions as advised by Chichester District Council
HN/17/01329/DOM – Western Farm, 1 Watery Lane, Hunston
2 storey side extension. **PERMIT**

55/17P Enforcement action required or action pending.
None.

56/17P The date of the next meeting.
The next meeting will be scheduled when there are applications to consider.

Signed _____ Date _____
Chairman