

HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Friday 15 June 2018 in the Annexe at Hunston Village Hall.

Present: Mr S Baker, Mrs J Foster (Chairman), Miss A Smith, Mr C Vinton

In attendance: Mrs C Smith (Clerk), Mr P White (Genesis Town Planning)

The meeting commenced at 9.08am

33/18P Questions/Comments from members of the public.

34/18P Apologies for absence.

Apologies for absence had been received and accepted from Cllr Betts. Cllr Gregory and Cllr Marshall.

35/18P Declarations of Interest.

Cllr Foster declared an interest in the application for Hunston Joinery as a resident of Southover Way.

36/18P The Minutes of the Planning Committee meeting held on 23 May 2018.

On a proposal from Cllr Baker, seconded by Cllr Vinton it was **RESOLVED** that the Minutes of the Planning Committee Meeting held on 23 May 2018 be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

37/18P Planning applications.

37.1 HN/18/01213/FUL – Hunston Joinery, Southover Way, Hunston
Demolition of workshop and erection of two dwellings.

It was known that the applicant had concerns about the viability of the business although the site could still be used as an office. Parking at the site was difficult. Concerns from neighbours regarding being overlooked, the retention of the boundary wall and flooding issues were noted.

It was agreed that any comments to the Planning Officer should include the retention of the boundary wall and appropriate amelioration of flood risk. Concern was also expressed about the potential loss of a local business and the impact on other local businesses during construction.

Southover Way is a narrow private road with no suitable turning points for delivery construction traffic. It was suggested that before any permission may be granted then a Construction Method Statement should be provided that takes into account the site is on a private road and clearly sets out plans to retain access for residents, where construction vehicles will park, where building materials will be stored, where contractors will park, hours of operation and the resurfacing of the road after completion of the project.

37.2 HN/18/01320/FUL – Land East of Lowlands, Hunston
7 no. dwellings, parking, landscaping, alterations to access and associated works.

Mr Paul White (Genesis Town Planning) was invited to make comments. Mr White went through the application commenting on the District Council's site

allocation plan, the use of the buffer zone, the design of homes to comply with the lifetime homes access guidelines. The density had purposely been kept low to fit in with the character of this part of the village. In pre-application talks the District Council had indicated a preference for 85% of the homes to be 1-3 bed and the remaining 15% to be 4 bed homes. However, the application is for somewhat smaller dwellings (2/3 bedrooms) as there is no requirement for affordable housing on the site it was felt that slightly smaller properties would be more affordable for purchasers.

Pre-application advice had also been sought from WSCC regarding the access to the site and two extra parking spaces over and above the WSCC standards had been provided.

A number of questions were raised by Councillors.

The Transport report identifies most vehicle movements would not be in the peak period, how is it possible to come that conclusion when they have no idea who may be living in the properties.

This would need to be answered by the Transport Consultants.

Some of the dwellings have a large study, could these be used as bedroom. This is done as there is a tendency for more people to work from home.

The ridge height seems to be lower than surrounding developments. Properties in Farm Close were used as a bench mark to ensure that the proposed properties do not appear over dominant.

A question was raised about the self-build certification.

This was done as the applicant and members of their family would be occupying some of the dwellings themselves. They must live there for at least three years for this to apply. This means that the CIL payments would only apply to the remaining four properties.

A question was raised about the possibility of extending any of the properties. The District Council could impose an Article 4 restriction to withdraw permitted development rights if this was an issue. This would require any home owner to put in a full planning application if they wanted to extend a property.

The Chairman thanked Mr White for his comments and for answering questions.

It was noted that the adjacent residents were happy with the proposed application. In regard to the ridge height of the proposed development it was noted that the land at the site was lower significantly than Farm Close. Concerns remained with the access to the site and its proximity to the blind bend looking northwards. It was noted that the transport assessment had made an assumption of 32 vehicle movements a day with only 7 of these being during peak hours. It was considered that this was too low and didn't take into account people going to work or taking children to school. It was felt that WSCC should be requested to re-evaluate the access because of its proximity to the blind bend and because it was frequently used by pedestrians and cyclists.

AGREED RESPONSE: Hunston Parish Council wishes to make the following observations;

- The Parish Council has very strong concerns about the safety of the access to the site due its proximity to the blind bend and because it is frequently used by pedestrians and cyclists. The Parish Council would ask

that West Sussex County Council makes a re-evaluation of the site access to ensure the safety of all road users, pedestrians and cyclists.

- The Parish Council would like reassurance that CIL contributions would be due on the four properties that are not part of the self-build certification.
- The Parish Council would like to see an Article 4 restriction that removes permitted development rights on the entire site.

Given that these concerns are addressed the Parish Council has no objection to this application.

37.3 HN/18/01336/FUL – Land south of Little Willow, Hunston Road Hunston
Construction of hard standing (part retrospective).

AGREED RESPONSE: No objection

38/18P Planning decisions as advised by Chichester District Council
HN/18/00885/FUL – Land Adjacent to Chichester Free School, Hunston
Construction of a new bus stop and layby to the east of the B2145 adjacent
to Chichester Free School. **PERMIT**

HN/18/00876/DOM – 85 St Leodegars Way, Hunston
New pitched roof porch. Two storey extension to the rear with false pitched
roof. Single storey extension to the side with false pitched roof.
REFUSE

HN/18/00909/DOM (& LBC) – Kipson House, Selsey Road, Hunston
Replacement Porch **PERMIT**

HN/18/00962/DOM (& LBC) – Kipson House, Selsey Road, Hunston
Extension to garage on ground floor and extension of roof to create first
floor studio. **PERMIT**

39/18P Enforcement action required or action pending.
None.

40/18P The date of the next meeting.
The next meeting will be scheduled when there are applications to
consider.

Signed _____ Date _____
Chairman