

## HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Tuesday 2 October 2018 in the Annexe at Hunston Village Hall.

Present: Cllr Baker, Cllr Vinton, Cllr Gregory  
Cllr Betts (5.07pm), Cllr Smith (5.10pm)

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

The meeting commenced at 5pm. In the absence of the Chairman and Vice-Chairman, Cllr Baker took the chair.

### **65/18P Questions/Comments from members of the public.**

A resident expressed concerned about the application for the siting of caravans. The resident highlighted issues with the road now that he Free School had opened along with concerns about increased light and noise pollution in what is considered a rural/agricultural site. Concern was also expressed about the site being prone to flooding.

A resident commented that most applications required a high level of detailed information. He had been told by the District Council some years ago that this site would not be able to have buildings of any kind put upon it. The resident gave a potted history of issues with the site.

A resident gave some history of the site including issues with sewerage.

### **66/18P Apologies for absence.**

Apologies for absence were received and accepted from Cllr Foster

### **67/18P Declarations of Interest.**

Sharon, david

### **68/18P Minutes of the Planning Committee meeting of 7 September 2018.**

On a proposal from Cllr Smith, seconded by Cllr Gregory, it was **RESOLVED** that the Minutes of the Planning Committee held on 7 September 2018 be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

### **69/18P Planning applications.**

It was agreed to change the order of the planning applications for consideration for the benefit of the residents at the meeting.

69.1 HN/18/02282/FUL – Land south of Little Willow, Hunston Road, Hunston  
Change use of land for the stationing of caravans for residential purposes together with dayrooms ancillary to that use.

Councillors reviewed the history of the site. Concern was expressed about the creeping nature of the site, the additional traffic that would result on an already overloaded road. There was an agreement that it was important to protect the open spaces within the village.

**AGREED RESPONSE:** Hunston Parish Council objects to this application for the following reasons:

- The proposed development lies within Flood zone 2 as shown on the Environment Agency flood maps.
- The site lies within the 3.5km Zone of Influence for Pagham harbour SPA/Ramsar Site where it has been identified that the net increase in residential development results in significant harm to those areas of nature conservation due to increased recreational disturbance.
- The physical and visual impact of the proposed development would be detrimental to the predominantly open and undeveloped agricultural land.
- The proposed development would have a detrimental impact on the tranquil and rural character of the area.
- The proposed development does not achieve a reasonable level of visual or acoustic privacy for either the development or those living near to the site.
- The proposal does not give a detailed enough explanation as to how waste and surface water will be dealt with which gives rise to concerns about surface water flooding and the possible contamination of the lake behind the application site.

Hunston Parish council recommends that this application is refused.

69.2 HN/18/02315/DOM – 26 Foxbridge Drive, Hunston

Change use of garage space to habitable accommodation. Demolition of existing conservatory replaced with two storey rear extension with associated roof works and various alterations and additions.

Councillors reviewed the plans looking in particular whether there may be any loss of amenity for any neighbouring properties.

**AGREED RESPONSE:** No objection

69.3 HN/18/02330/TPA – Land North of 1-4 Brook Lea, Hunston

Removal of lowest 1 no. southern branch on 1 no. Ash tree (T1). Removal of lowest 4 no. southern branches on 1 no. Ash tree (T2). Both trees subject to HN/18/00069/TPO.

Councillors expressed some concern about any work on the trees which had recently been subject to a Tree Preservation Order. Assurances that the Canal Trust would comment on the application were sought. There was concern that no explanation had been given as to why it was felt necessary to remove the branches from the trees. Councillors were concerned that removal of the branches requested could result in permanent damage that may affect the long term viability of the trees.

**AGREED RESPONSE:** Hunston Parish Council objects to this application. The applicant has given no reason for the requested removal of the lower branches of the trees. The Trees were made subject to a Tree Preservation order to protect them and the amenity of the area. As there is no explanation as to why the branches require removal the Parish Council concludes that this application is made merely to give the occupier of the property a view over the canal. For these reasons the Parish Council recommends that this application is refused.

69.4 HN/18/02268/TPA – The Retreat, Southover Way, Hunston  
Reduce height by 50% (to similar heights as the Poplar trees within The Conifers) on 2 no. Poplar trees (quoted as T1 and T2), within Group, G1 subject to HN/96/00550/TPO.

Councillors noted that other trees along the extended boundary line have been pruned this year. This application would regularise the tree line in the area.

**AGREED RESPONSE:** No objection.

**70/18P Planning decisions as advised by Chichester District Council**  
None to note.

**71/18P Enforcement action required or action pending.**  
Nothing to note.

**72/18P The date of the next meeting.**  
The next meeting will be scheduled when there are applications to consider.

There being no further business the Chairman declared the meeting closed at 5.40pm .

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