

HUNSTON PARISH COUNCIL

Minutes of a Planning Meeting held on Wednesday 23 March 2016 at 6.00 pm in the Annexe at Hunston Village Hall.

Present: Mr S Baker, Mr K Furlong, Ms L Kenney (Chairman)
Mr A Knowlson, Mr S Solliss

In attendance: Mrs C Smith (Clerk), Mrs T Tull (CDC), 11 members of public
Ms K Simmonds (Genesis Town Planning)

9/16P Questions/Comments from members of the public.

The Chairman welcomed everyone to the Planning Meeting and asked members of the public to keep to the point and not repeat what had already been said if possible. The Agent for the applicant, Ms Kerry Simmonds was invited to speak first.

Ms Simmonds reported that she had attended the meeting to outline the principle of what is being proposed and to get useful feedback from residents. Pre application advice was sought in 2015. Although the Planning Officer had agreed that the site was within the Hunston Settlement Policy Area there had been some reservations about the layout. The original application was for nine houses but that had been dismissed as too many for the plot. Two different applications had been submitted; one a more traditional lay out with individual houses, the other a canal type development of terraced houses. Both have the same access arrangements. The Agent had consulted with Highways over the access to the site which includes accessing some land that is currently enclosed. All of the trees on the canal side of the development will be retained and the footprint of the development has been set so that the roots of the trees are protected. Further work may be undertaken with the Planning officer based on the results of the consultation.

A resident commented that the plans were inconsistent and did not show the proximity of his extension to the development site. This gave a false impression of space around the site that was not accurate. The resident also commented that the owner of the adjoining property had only agreed to very minor changes to his fencing at the entrance yet the plans show a much greater extent of the fencing being moved back to aid better vision when leaving the site.

A resident expressed concerns over privacy suggesting it was difficult to figure out from the plans just how much neighbouring properties would be overlooked.

A resident asked how far along the Neighbourhood Plan was and whether this site had been thought about. The parish Council confirmed that the Neighbourhood Plan was not very far advanced and would not be relevant for this application.

A number of residents expressed concern about access to and from the site. The Selsey Road is a very busy road. It is already difficult to turn onto the road from St Leodegars Way, particularly if heading towards Selsey. The bus stop is very close to the proposed access point and it would be impossible to see traffic coming from the South when a bus was at the stop.

There were also concerns that traffic coming from the north trying to turn into the site may also cause problems with traffic not having much time to react coming of the Foxbridge Drive roundabout. It was reported that parking in St Leodegars Way is a very serious problem, although 18 parking spaces had been provided for it was felt with the size of the dwellings this was not going to be enough and there would inevitably be some overflow causing additional problems for residents.

It was also reported that the access show would cross land belonging to the owners of the two garages next door to the site. In addition, there was a complaint that the bus stop was not shown on the plans and this was considered to be a significant omission in light of its proximity to the site entrance.

A resident raised concerns about the loss of wildlife habitat. Although the plans showed the retention of trees along the canal there was concern that some of the natural hedging would be removed or reduced to provide better views from the terraced houses. It was reported that there were green Woodpeckers and hedgehogs known to be in and around the hedgerow. Although the terraced houses look acceptable up at the canal basis, Hunston was a more rural setting and these dwellings would look out of place in this environment.

The Chairman thanked everyone for their comments. Residents were advised to take photographs and put in their own letters of objection to further inform the Planning Officer.

10/16P Apologies for absence.

Apologies for absence were received and accepted from Cllr Delaney-Beckford and Cllr Gregory.

11/16P Declarations of Interest.

Cllr Solliss declared an interest in the planning applications for Brook Lea as friend has recently put in an offer on a house bordering the application site.

12/16P Minutes of the Planning Committee meeting held on 24 February 2016.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 24 February 2016. These were **APPROVED** and the Chairman duly signed the Minutes as being a true record of the meeting.

13/16P Planning applications.

13.1 HN/16/00607/LBC - Spire Cottage, Church Lane, Hunston

Replacement timber windows at first floor level, with timber glazed doors and clear glass screens.

It was felt that the glass balcony would have a low visual impact.

AGREED RESPONSE: No objection.

13.2 HN/16/00119/DOM – Berrycote, Southover Way, Hunston

Porch and bay window.

It was reported that this application mirrors what has already been put in place at the next door property.

AGREED RESPONSE: No objection.

- 13.3 HN/00856/OUT – Brook Lea, Selsey Road, Hunston
Redevelopment of the site for 7 No. dwellings and associated works.

It was agreed that the two applications would be considered together.

- 13.4 HN/00857/OUT – Brook Lea, Selsey Road, Hunston
Redevelopment of the site for 6 no. dwellings and associated works.

Councillors discussed the plans and the following observations were made.

Neither of the applications were in keeping with the rural character of the area. The terraced town houses that were suitable for the urban environment at the canal basin did not fit in with the rural character of Hunston.

The question of occupancy was raised. Although not decided yet they were likely to be 3 or 4 bedroom properties and it was felt that this would not provide enough parking spaces for families that had older children and more than two cars in their household.

It was felt that the properties had been crammed into the site and the density of dwellings was more suited to a town environment rather than a rural village.

There were a number of access issues raised. The access point was one of the narrowest parts of the road within the village. Access from the site and the neighbouring garages was already an issue and with the additional developments planned for Selsey this year this situation was only going to become more severe.

Questions were raised about traffic surveys and it was noted that surveys had been done by the County Highways team.

It was pointed out that HGV vehicles, tractors and buses already faced problems passing each other at this point due to the narrowness of the road. The Parish Council was currently investigating traffic calming measures and this application seemed counter intuitive to this process.

Traffic surveys carried out around 5 years ago reported an average of 6500 vehicles using the road each day. The developments taking place in Selsey would raise this figure considerably.

In summary the Parish Council has concerns over the access to the site, the aesthetics of the design in relation to the rural nature of the village particularly around the canal, the number of parking spaces provided, the density of dwellings on the site, the loss of valuable wildlife habitat especially for the hedgehogs and water vole population that were known to be around the site.

AGREED RESPONSE: Hunston Parish Council objects to both applications. The Clerk was asked to relay the Parish Councils reasons for objecting to the application in the response to the District Council.

14/16P Planning decisions as advised by Chichester District Council
None. The Clerk advised that the application for the Free School was due to be considered by the District Council Planning Committee on either 27 April or 25 May and the Parish Council would be expected to make a representation at this meeting having objected to the application.

15/16P Enforcement action required or action pending.
None.

16/16P 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 6.50pm

Signed _____ Date _____
Chairman