

**OVING PARISH COUNCIL**

**Minutes of Planning Committee Meeting held 6.45 pm on 18<sup>th</sup> October 2018 in Oving Jubilee Hall.**

**Present:** Cllr. D. Marston, (Chairman), Cllr. S. Schuyleman, Cllr. P. Guest, Cllr. M. Wright, Mr T. Jones and Miss R. Palmer (Clerk). The meeting was joined by Mark Luken of Luken Beck Ltd, James Fox of Hanbury Properties Ltd and Mr David O’Flaherty of Cala Homes Ltd. County Cllr. S. Oakley was present as a member of the public.

| 1. <b>Apologies for absence</b>  | Action |
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| The meeting started at 6.48pm. There were no absentees.  |        |
| <b>2. Code of Conduct - declarations of interest</b>   |        |
| There were none.   |        |
| <b>3. Issues raised by members of the public for discussion with Council members (up to 15 minutes)</b>  |        |
| Cllr. Oakley’s (SO) questions were raised and answered under agenda item 6.  |        |
| <b>4. To approve and sign minutes of the Planning Committee meeting of 21<sup>st</sup> June 2018.</b>  |        |
| The minutes of the meeting held on 21 <sup>st</sup> June 2018 were unanimously approved and signed by the Chairman as a true record. All actions had been completed.   |        |
| <b>5. To welcome Cllr. R. Hague onto the planning committee</b>  |        |
| The committee welcomed Cllr. Hague onto the planning committee to replace Cllr. van de Wetering de Rooy who resigned on 24 <sup>th</sup> September 2018.   |        |
| <b>6. Representatives from Companies associated with the Cala Homes development to present the variation of conditions as set out in application O/18/02326/FUL.</b>   |        |
| <p>Mr David O’Flaherty (DO) explained that the variation in conditions to applications O/18/02326/FUL and O/18/02329/OUT were the result of Highways England (HE) having asked for better co-ordination of all works for safety reasons and to minimise traffic disruption and costs. Mr Mark Luken (ML) stated that these changes are also to ensure that the A27 continues to be an effective part of the National system of routes.</p> <p>DO advised that HE have requested that one contractor be used for all works to be undertaken. This, together with the trigger point changes, should reduce the duration of the works considerably.</p> <p>In response to a question from SO, DO acknowledged that the area for the Western spine access to the A27 is prone to ponding in heavy rainfall, advising that it was the responsibility of Hanbury to deliver a system that can cope with this issue and that soakaway testing had been carried out. WSCC have signed off on this.</p> <p>There was considerable discussion about the various trigger points as detailed in the applications including those that were being brought forward.</p> <p>ML reported that there was no trigger point for the traffic calming measures at the Shopwyke Road/Drayton Lane junction and there was inadequate space to put in the roundabout originally proposed.</p> <p>Cllr. Schuyleman (SS) raised concerns about the timing of all trigger points in the applications as they seem to ignore the proposed two options for the Chichester by-pass. Sistra put both Northern and Southern improvements forward and both could have a significant impact on these applications. These applications are premature until the A27 route is decided. The decision could have a negative impact on keeping the Oving Traffic open.</p> <p>In response to a request from RH, DO agreed to assist to identify places to put up two noticeboards for the Shopwyke Homes Committee and Oving Parish Council.</p> | DO     |
| <b>7. To discuss planning applications P/134/16/OUT, P/140/16/OUT, P/6/17/OUT &amp; P/25/17/OUT in the Parish of Pagham, their impact on the Parish of Oving and whether to comment on this application</b>  |        |

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|            | <b>which is to be determined by Arun District Council on 24<sup>th</sup> October 2018.</b>  |       |
|            | It was unanimously agreed to reiterate Oving Parish Councils <b>OBJECTION</b> to all four applications on the basis that it will add significant additional traffic on the Pagham Road which in turn will affect Marsh Lane and Vinnetrov Road so exacerbating the existing rat runs that are already a problem for these roads   | Clerk |
| <b>8.</b>  | <b>To consider any planning applications received since the Planning Committee meeting of 21<sup>st</sup> June 2018 (note that, due to the absence of a quorum, the committee was unable to comment on applications O/18/02023/TPA, O/18/02210/TCA, O/18/02233/TPA &amp; O/18/02113/FUL – these applications are not listed below):</b>   |       |
|            | The committee noted that, due to the absence of a quorum, the committee was unable to comment on applications O/18/02023/TPA, O/18/02210/TCA, O/18/02233/TPA & O/18/02113/FUL.  |       |
|            | <p>O/18/02326/FUL - Case Officer: Jeremy Bushell Cala Homes and Hanbury Properties Graham Beck Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex Urban extension comprising a residential development of 500 dwellings within a parkland setting together with employment redevelopment and associated vehicular, cycle and pedestrian access, drainage and landscape, community facilities, elderly care village, localised retail units, major new public open spaces - Variation of Conditions 7, 10, 11 and 13 and the removal of Condition 9 of planning permission O/11/05283/OUT. O.S. Grid Ref. 488007/104890 To view the application use the following link; <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEOQ69ERJDW00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEOQ69ERJDW00</a></p> <p>O/18/02329/OUT - Case Officer: Jeremy Bushell Graham Beck Land North of Shopwhyke Road Shopwhyke West Sussex Additional 85 dwellings on land with outline approval for 500 dwellings under reference O/11/05283/OUT (variation of conditions 4, 6, 7, 8 and 10 of permission O/15/03720/OUT. Removal of condition 6, altering the current dwelling triggers for condition 4, 8 and 10. Amending condition 7 to remove reference to condition 6). O.S. Grid Ref. 488007/104890 To view the application use the following link; <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEUDMRERJFD00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEUDMRERJFD00</a></p> <p>By a vote of three for and two against, the committee agreed to support both applications except for condition 8 on planning application O/18/02329/OUT and condition 11 on planning application O/18/02326/FUL.</p> | Clerk |
| <b>9.</b>  | <b>To consider any planning applications received after the publication of this agenda.</b>   |       |
|            | <p>O/18/02300/LBC - Case Officer: Summer Sharpe<br/>Mr Nick Little<br/>3 High Street Oving PO20 2DD<br/>Replacement windows and external alterations.<br/>O.S. Grid Ref. 490057/104910<br/>To view the application use the following link; <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEMGX2ERJBL00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PEMGX2ERJBL00</a></p> <p>The committee unanimously agreed to <b>SUPPORT</b> this application without comments.</p>   | Clerk |
| <b>10.</b> | <b>To note planning decisions since the Planning Committee meeting of 21<sup>st</sup> June 2018.</b>  |       |
|            | <p>O/16/01785/FUL<br/>Sjoerd Schuyleman<br/>Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex<br/>Removal of conditions 9 and 11 from planning permission O/11/05283/OUT which require the closure of the Oving Traffic Lights and to retain the junction as it currently functions.<br/><b>REFUSE</b></p>   |       |

O/18/00843/FUL

Mr John Tanner

School Cottage Church Lane Oving PO20 2DG

Alterations and extension to improve disabled access and facilities.

**PERMIT**

O/18/00844/LBC

Mr John Tanner

School Cottage Church Lane Oving PO20 2DG

Alterations and extension to Oving Clinic to improve disabled access and facilities.

**PERMIT**

O/18/01187/TPA

The Church Commissioners

Southern Water Authority Main Street Oving West Sussex

Re-pollard to a height of 2.5m on 2 no. Willow trees (T1 and T2). Pollard to a height of 4m on 2 no. Willow trees (T3 and T4), trees within Woodland, W1 subject to

O/97/00766/TPO.

**PERMIT**

O/18/01149/PLD

Miss Kate Eveleigh

Littlehaven Shopwhyke Road Shopwhyke Chichester West Sussex PO20 2AA

Proposed lawful development to replace existing conservatory with an extension.

**WITHDRAWN**

O/18/01406/FUL

Mr Justin Cottrell

Downlands House Drayton Lane Oving Chichester West Sussex PO20 1EL

Extension of B1 office building with associated car parking.

**PERMIT**

O/18/00568/ELD

Mr and Mr Anthony and David Renouf

Lansdowne Drayton Lane Oving PO20 2BN

Occupation of Lansdowne without compliance an agricultural occupancy condition and authorisation of alternative siting of dwelling to that permitted under O/36/69.

**PERMIT**

O/18/02023/TPA Mr Minchell Drayton House Drayton Lane Oving Chichester West Sussex PO20 2EW

Reduce western stem of the southern tree down to the secondary union point (just overhanging the roof of the adjacent building). Reduce northern sector by 4m and eastern sector by 2m on the northern tree.

Reduce southern and eastern sectors by 2m on the southern tree on 1 no. Holm Oak tree (T3) subject to O/73/00754/TPO.

**PERMIT**

O/18/02210/TCA

Jonathan Rodwell

The Gribble Inn Gribble Lane Oving Chichester West Sussex PO20 2BP

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|            | <p>Notification of intention to remove selected small diameter branches on south sector (in close proximity to the staff caravan) on 1 no. Beech tree (1). Remove 1 no. stem and low lateral branches overhanging raised lawn in pub garden on 1 no. Lawson Cypress tree (2). Remove selected lateral branches overhanging raised lawn in pub garden on 1 no. Tree of Heaven (3).</p> <p><b>NOT TO PREPARE A TREE PRESERVATION ORDER</b></p> |  |
| <b>9.</b>  | <b>Other planning matters: To consider any matters arising.</b>  |  |
|            | There were none to consider.   |  |
| <b>10.</b> | <b>Next meeting dates.</b>   |  |
|            | <p>The next Oving Parish Council Full meeting will be held on <b>Thursday 22<sup>nd</sup> November 2018</b> starting at 6.45pm.</p> <p>The next Planning Committee meeting will be held on <b>Thursday 29<sup>th</sup> November 2018</b> (if required) starting at 6.45pm.</p>   |  |

The meeting closed at 8.55pm.

**Signed:**

**Date:**

**Chairman**