

OVING PARISH COUNCIL

Minutes of Planning Committee Meeting held 6.45 pm on 29th March 2018 in Oving Jubilee Hall.

Present: Cllr. D. Marston, (Chairman), Cllr. S. Schuyleman, Cllr. M. Wright, Cllr. P. Guest, Mr T. Jones and Miss R. Palmer (Clerk). Three OPC Councillors were present as members of the public.

1. Apologies for absence	Action
The meeting started at 6.52pm. Apologies were received from Cllr. F. van der Wetering de Rooy. This apology was accepted.	
2. Code of Conduct - declarations of interest	
Cllr. M. Wright declared an interest in the planning application submitted by Stephen Bennett, advising that she had commented on the application as a neighbour of the applicant.	
3. Issues raised by members of the public for discussion with Council members (up to 15 minutes)	
The Chairman moved agenda item 3. to follow agenda item 5. to enable members of the public to ask questions of Elliott Bance (EB). A member of the public asked if a speed survey would be carried out, advising that Drayton Lane is already heavily congested at peak times of the day. EB replied that it would be CDC's job to evaluate potential problems and introduce traffic solutions where necessary. Another member of the public asked EB why Asprey were considering a below average build density. EB advised that the vision of Asprey is to create environmental consistency within the Parish.	
4. To approve and sign minutes of the Planning Committee meeting of 22nd February 2018.	
The minutes of the meeting held on 22 nd February 2018 were unanimously approved and signed by the Chairman as a true record. There were no actions to be completed.	
5. Elliott Bance of Asprey Homes to brief the planning committee about an intended planning application to land either side of Drayton Lane owned by Mr and Mr Anthony and David Renouf.	
<p>Elliott Bance (EB) introduced himself as a Director of Asprey Homes, a residential house development Company based in Kent. EB advised that Asprey Homes had been asked to view two parcels of land, namely Lansdowne Nursery and Sherwood Nursery on Drayton Lane, with a view to developing the land on behalf of the owners. EB advised that the sites consisted of Lansdowne Nursery on the East of Drayton Lane consisting of approximately 3 hectares and Sherwood Nursery on the West of Drayton Lane consisting of approximately ½ hectare. EB provided a map identifying both sites and was asked to send a copy of the map to the Clerk. EB advised that both sites were being considered for development although no plans had been drawn up yet, however, Asprey would only be considering 15-20 houses per hectare on the Lansdowne site, not 30 which is the current average build per hectare. EB advised that they are in the very early stages of the process, that Asprey had not yet contacted CDC but were interested in the views of Oving Parish Council. An application by the owners to lift the agricultural restriction on the Lansdowne site has been received and will be considered later at the meeting. EB advised that he believed that the Lansdowne Nursery is a brownfield site within the green belt but was unsure about the status of the Sherwood Nursery.</p> <p>Cllr. Schuyleman (SS) advised that, through the Parish Plan, residents had expressed a desire for only smaller "exception" sites in the Parish, such as this one, rather than the excessive 500+ builds identified by CDC in their Local Plan Review 2034. SS suggested a need for affordable housing for sale to occupants within the Parish, not owned by housing associations who are then able to charge huge rents to occupants looking for affordable housing. EB asked SS if the Parish Council had considered purchasing "Community" housing to rent, to be kept in perpetuity to meet these demands suggesting that the Sherwood Nursery site may be suitable for this and advising that he would be happy to discuss this further with the Parish Council.</p> <p>Mr Tom Jones suggested that access would be an issue due to the current traffic movements on Drayton Lane, especially the single-track access to Sherwood Nursery where the intention is to retain the existing bungalow. EB replied that he believed that if Lansdowne Nursery re-commenced trading, traffic movements into and out of the site would already be legal and that this would be his justification for residential access to the site. Cllr. Hague asked if there was any scope to widen Drayton Lane. EB advised that Asprey had not considered this at present however any road concerns that the Parish Council highlighted would be considered.</p>	EB

	The clerk was asked to write to thank Elliott Bunce for attending the meeting.	Clerk
6.	Planning Applications received since the Planning Committee meeting of 22nd February 2018.	
	<p>O/18/00505/OUT - Case Officer: - Luke Simpson - Minor Dev - Dwellings Mrs Roslyn Georgiades India Gate Merston Oving Chichester Outline application for 3 no. 2 bed houses, 3 garages, parking and the change use of existing restaurant to a 4 bed house with double garage and associated works, with reserved matters - none. O.S. Grid Ref. 488692/103893 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyval=p4taeker0cv00 The committee unanimously agreed to SUPPORT this application without comments.</p>	Clerk
	<p>O/18/00465/FUL - Case Officer: - Caitlin Boddy - Other Dev - Change of Use Mrs Rebecca Wolstenholme The Food Barn Merston Oving Chichester Change use of farm shop/cafe (Class A1) to children's play leisure centre (Class D2) to include internal layout alterations. O.S. Grid Ref. 489014/103787 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P4I8FQERIQF00 The committee unanimously agreed to SUPPORT this application without comments.</p>	Clerk
	<p>O/18/00550/DOM - Case Officer: - Luke Simpson - Other Dev - Householder Developments Mr Stephen Bennett The Old School Church Lane Oving PO20 2DG Replacement rear conservatory and associated works. O.S. Grid Ref. 490126/105054 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P4YEA4ERJ1C00 The committee unanimously agreed to SUPPORT this application without comments.</p>	Clerk
	<p>O/18/00551/LBC - Case Officer: - Luke Simpson - Other Dev - LBC's Alter/Extend Mr Stephen Bennett The Old School Church Lane Oving PO20 2DG Replacement rear conservatory and associated works. O.S. Grid Ref. 490126/105054 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P4YEAHERJ1D00 The committee unanimously agreed to SUPPORT this application without comments.</p>	Clerk
	<p>O/18/00568/ELD - Case Officer: - Maria Tomlinson - Other Dev - Certs of Lawful Development Mr and Mr Anthony and David Renouf Lansdowne Drayton Lane Oving PO20 2BN Existing lawful development - to regularise the fact that for a period of greater than 10 years the Agricultural tie condition as set out in application O/36/69 has not been adhered to. O.S. Grid Ref. 488804/105104 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P4YEAHERJ1D00</p>	Clerk

	applications/applicationDetails.do?activeTab=summary&keyVal=P567K4ERJ6V00 The committee unanimously agreed to SUPPORT this application without comments.	Clerk
7.	To consider any Planning Applications received after publication of the agenda.	
	There were none to consider.	
8.	To note planning decisions since the Planning Committee meeting of 22nd February 2018.	
	O/17/03709/NMA Cala Homes Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex Non material amendment for Condition 30 to planning permission O/11/05283/OUT - non compliance with condition. PERMIT The decision to PERMIT was noted.	
9.	Other planning matters: To consider any matters arising.	
	None to consider.	
10.	Next meeting dates.	
	Oving Parish Council Meeting will be the Annual Parish Meeting followed by the Parish Council AGM - Thursday 17th May 2018 starting at 7pm. Planning Committee Meeting - Thursday 26th April 2018 starting at 6.45pm.	

The meeting closed at 8.15 pm.

Signed:

Date:

Chairman