

OVING PARISH COUNCIL
Minutes of Planning Committee Meeting held 6.45 pm on 23rd May 2019 in Oving Jubilee Hall.

Present: Cllr. D. Marston, (Chairman), Cllr. S. Schuyleman, Cllr. R. Hague, Cllr. M. Wright, Mr T. Jones and Miss R. Palmer (Clerk).

| 1. Apologies for absence | Action |
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| There were none. The meeting started at 6.50pm | |
| 2. Code of Conduct - declarations of interest | |
| Mr T. Jones declared an interest in planning application O/19/01233/PNO (agenda item 5 below) as the reservoir will be in the sight line of Mr Jones' house. | |
| 3. Issues raised by members of the public for discussion with Council members (up to 15 minutes) | |
| There were none raised. | |
| 4. To approve and sign minutes of the Planning Committee meeting of 25 th April 2019. | |
| The minutes of the meeting held on 25 th April 2019 were unanimously approved and signed by the Chairman as a true copy. | |
| 5. To consider planning applications as detailed below: | |
| <p>O/19/01158/DOM - Case Officer: William Price Mr Colin White 182 Oving Road Shopwhyke Oving PO20 2AG Second storey extension over existing single storey extension to rear elevation. O.S. Grid Ref. 487875/104980 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQKCJGERK8W00</p> <p>It was unanimously agreed to SUPPORT without comments</p> <p>O/19/01234/REM - Case Officer: Jeremy Bushell Taylor Wimpey Southern Counties Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex Application for approval of reserved matters following outline planning permission 11/05283/OUT in respect of appearance, layout, landscaping and scale for 102 dwellings. O.S. Grid Ref. 488007/104890 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQXII6EROUX00</p> <p>It was unanimously agreed to OBJECT to this application with comments. The application is approximately 39 houses over the original number agreed in the outline planning application, resulting in over-intensification of the site - the number of houses should be reduced. This is due to the Outline application of the whole site being 585 dwellings (11/05283 OUT + 15/03720/OUT) and the total number of detailed consents approved and submitted now coming to 585 (15/03964/REM 398 units + 19/01234 REM 102 units + 19/01235 REM 85 units) without a significant proportion of the site being allocated any dwellings. This unallocated '<i>Remaining Phase permitted by 11/05283 OUT detailed reserve matters to be submitted</i>' having approximately 39 dwellings proposed on that area in previous indicative plans. Please see attached plan showing the area within the purple line for the unallocated housing that we are referring to.</p> | |

Flats B and C are currently positioned on high ground and overlook the listed buildings in Coach Road. Block B is also too high and too dominant and is not in keeping with the existing buildings along Coach Road. Reducing block B to two stories should be considered. This would also reduce the number of properties and therefore reduce the over-intensification issue.

A better location for flats B and C would be closer to Shopwhyke Road where there is natural screening already in place which should be retained, and this would remove the concerns made by local residents of the proximity and dominance of the flats over their existing listed buildings. We are aware of and support the comments already submitted by concerned residents in this area. The current existing screening close to flats A should be retained and not reduced any further as currently proposed.

In general, the idea of removing trees and hedges is totally unacceptable, and ambiguous in places, for example the key suggests removal of trees, but the notes suggest pruning. There is also no justification to remove trees along the Eastern flank of this site to achieve a further two metres of garden for these properties when a slightly different plan, including moving flats B and C would negate this need, which is itself a result of the over intensification of this application.

The elevations of the proposed dwellings are not in keeping with the local vernacular.

O/19/01235/REM - Case Officer: Jeremy Bushell

Taylor Wimpey Southern Counties

Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex

Application for approval of reserved matters following outline planning permission 15/03720/OUT in respect of appearance, layout, landscaping and scale for 85 dwellings.

O.S. Grid Ref. 488007/104890

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQXIKLER0UX00>

It was unanimously agreed to **OBJECT** to this application with comments.

The elevations of Flats A and B are not in keeping with the local vernacular. They are too high and on high ground amounting to at least a metre higher than the properties in Coach Road. These should be moved to another location.

This application of 85 houses, together with 102 houses in application O/19/01234 means that the full housing number has been allocated to a smaller area than was specified in the outline application.

Generic comments given above for O/19/01234/REM also apply to this application. (It is over-intensification of the site and the issue of removal of trees and hedgerows is very concerning). Further detail regarding screening should be provided as this site affects the setting of listed buildings with no detail regarding the unallocated housing land immediately to the east of this site.

O/19/01228/AGR - Case Officer: Maria Tomlinson

Hall Hunter Partnership

Kives Farm Merston Oving Chichester

Construction of a rainwater harvesting reservoir and associated works.

O.S. Grid Ref. 488678/103848

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQXD6VER0SR00>

It was unanimously agreed to **SUPPORT** without comments.

O/19/01229/AGR - Case Officer: Maria Tomlinson

Hall Hunter Partnership

Groves Farm Colworth Lane Colworth Chichester

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| | <p>Water storage reservoir. O.S. Grid Ref. 490309/102916 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQXDCXER0SR00</p> <p>It was unanimously agreed to SUPPORT with the comment that Oving Parish Council's planning committee were pleased that their comments regarding noise, screening and access for construction had been taken into consideration.</p> <p>O/19/01233/PNO - Case Officer: Kayleigh Taylor Hall Hunter Partnership Colworth Manor Farm Colworth Lane Colworth Chichester Water Storage Reservoir. O.S. Grid Ref. 491679/102770 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQXEN4ER0SR00</p> <p>It was unanimously agreed to comment that, in its proposed location and its proposed size, this reservoir would be over-dominant of the landscape and should be no higher than the existing reservoir. It is positioned too close to existing houses and will block the long distant views of at least six properties. Screening should be mandatory, and the siting of the temporary compound should only be considered for the Northern side of this site, away from properties and the footpath to avoid noise contamination.</p> <p>It was further noted that, despite a previous comment from Oving Parish Council's planning committee, the abandoned caravans at this site still had not been removed or tidied which is very disappointing.</p> | |
| 6. | <p>To consider any planning applications received after the publication of this agenda.</p> | |
| | <p>There were none to consider.</p> | |
| 7. | <p>To note planning decisions since the Planning Committee meeting of 25th April 2019.</p> | |
| | <p>O/19/00629/ADV Mr Peter Hodgson Land East Of A27 And South Of B2144 Shopwhyke Road Shopwhyke West Sussex 1 no. non-illuminated stack sign and 2 no. non-illuminated flags on aluminium poles. The decision to PERMIT was noted.</p> <p>O/19/00671/DOM Mrs Carley Kustosz Sheepwash Barn Drayton Lane Oving PO20 2GL Single storey rear extension, with rooflights. Change use of workshop/garage into habitable accommodation including the addition of rooflights and the addition of a rooflight in the north-west bedroom. The decision to PERMIT was noted.</p> | |
| 8. | <p>To review planning conditions submitted with comments by Oving Parish Council's Planning Committee to CDC.</p> | |
| | <p>There were none to review.</p> | |
| 10. | <p>Other planning matters: Urgent items for reporting and including on a future agenda.</p> | |
| | <p>There were none.</p> | |

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| 10. Next meeting dates. | |
| The next Oving Parish Council Full meeting – Thursday 27th June 2019 starting at 6.45pm Planning Committee Meeting - Thursday 20th June 2019 starting at 6.45pm. | |

The meeting closed at 8.44pm.

Signed:

Date:

Chairman