

OVING PARISH COUNCIL

Minutes of Planning Committee Meeting held 6.45 pm on 20th June 2019 in Oving Jubilee Hall.

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

| 1. Apologies for absence | Action |
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| There were none. The meeting started at 6.50pm. Cllr. Wright arrived at 7.10pm. | |
| 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. | |
| 4. To approve and sign minutes of the Planning Committee meeting of 23rd May 2019. | |
| The minutes of the Planning Committee meeting held on 23 rd May 2019 were unanimously approved and signed by the Chairman as a true copy. All actions were reviewed. | |
| 5. To receive a presentation from Redrow Homes Ltd regarding a pre-validated application. | |
| David Hutchison (DH) of Pegasus Group and Paul Gallie (PG) of Redrow presented the details of their pre-validated application for 100 properties to the south of Shopwhyke Road. DH advised that Redrow had purchased the site and is now detailing the site layout, appearance of the buildings, scale of the buildings and landscaping. Redrow are not involved in infrastructure. DH advised that the plan was for a housing mix of 1, 2, 3 and 4 bed houses with 30% affordable housing which would be typically 50% for rent and 50% shared ownership. DH advised that the properties would vary but the general scheme would be tile hung and wood boarding, the landscaping a mix of trees and meadow grassland within the scheme with perimeter planting along the A27 and to the west of the plot with the exception of a section where gas pipes cross. DH advised that the intention was to start the 100 build and then put an application in for an extra 43 properties bring the total build to 143, citing that 35 dwellings per hectare is quite reasonable for a plot at the edge of a city. Mr T. Jones noted that one of two three-story high apartment blocks was to be situated immediately to the south of the existing residents. Cllr. Schuyleman expressed concerns whether proposed screening at the south of existing residents' gardens would be enough to screen a three-story apartment block. When asked by a member of the public DH confirmed that the existing residents in Shopwhyke Road would still be given additional garden however as there was a difference between two plans that had been presented, DH advised that he would check which plan was correct and advise. When asked by Cllr. Schuyleman, PG confirmed he would be happy to present at a Parish public consultation, when the application for the additional 43 houses is put forward adding that Pegasus may consider a leaflet drop to residents about the application. | DH |
| 6. To consider planning applications as detailed below: | |
| <p>O/19/01450/AGR - 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/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=PSD127ER0UX00 It was unanimously agreed to OBJECT with comments</p> <p>O/19/01472/TCA - Case Officer: Henry Whitby Mrs Beryl Treagus 24 High Street Oving Chichester West Sussex Notification of intention to fell 1 no. Apple tree. O.S. Grid Ref. 490209/104892 To view the application use the following link; https://publicaccess.chichester.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=PSD127ER0UX00</p> | Clerk |

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| | <p><u>Val=PSKRS2ER0SR00</u> It was unanimously agreed to SUPPORT without comments</p> | Clerk |
| 7. | <p>To consider any planning applications received after the publication of this agenda.</p> | |
| | <p>Amendments to the following application were considered:</p> <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=PQKCJERK8W00 It was unanimously agreed to SUPPORT without comments</p> | Clerk |
| 8. | <p>To note planning decisions since the Planning Committee meeting of 23rd May 2019.</p> | |
| | <p>O/19/00873/ADV Mr Pete Hodgson Land East Of A27 And South Of B2144 Shopwhyke Road Shopwhyke West Sussex 5 no. flags on aluminium poles. PERMIT The decision to permit was noted.</p> <p>O/19/00951/TPA Mrs Alison Archer 141 Highfield Lane Oving Chichester West Sussex PO20 2NN Fell 2 no. Lawson Cypress trees within Group, G3 subject to O/87/00758/TPO. REFUSE The decision to refuse was noted.</p> <p>O/19/00269/FUL Claudia and Victoria Langmead Merston Drier Barn Marsh Lane Merston Oving West Sussex Change of use from agriculture to a mixed use comprising of agricultural storage and the storage of up to 10 vintage cars. REFUSE The decision to refuse was noted.</p> <p>O/19/00640/FUL Mr Richard Brooks Littlemead Business Centre Tangmere Road Tangmere Chichester West Sussex PO20 2EU Change of use from the existing secure vehicle storage (Garages) to Class B1 and B8 for 62m2 (Office and Storage) and Class D2 for 125m2 (Indoor Sports). External area in front to be open parking bays for 12 no. vehicles. PERMIT The decision to permit was noted.</p> <p>O/19/00784/FUL Mr Tom West Tennyson Insurance Limited The Barn Drayton House Drayton Lane Oving Chichester West Sussex PO20 2EW Refurbishment of and alterations to the existing office building including new cladding and roof to an upper storey, changes to fenestration including new bi-fold doors with a new porch structure to the main</p> | |

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| | <p>entrance and new external terrace to the rear with associated external works.</p> <p>PERMIT</p> <p>The decision to permit was noted.</p> <p>O/19/00785/LBC Mr Tom West Tennyson Insurance Limited Drayton House Drayton Lane Oving Chichester West Sussex PO20 2EW</p> <p>Refurbishment of and alterations to the existing office building including new cladding and roof to an upper storey, changes to fenestration including new bi-fold doors with a new porch structure to the main entrance and new external terrace to the rear with associated external works.</p> <p>PERMIT</p> <p>The decision to permit was noted.</p> <p>O/19/01233/PNO</p> <p>Hall Hunter Partnership Colworth Manor Farm Colworth Lane Colworth Chichester West Sussex PO20 2DU</p> <p>Water Storage Reservoir.</p> <p>PRIOR APPROVAL REQUIRED</p> <p>The decision of prior approval required was noted.</p> | |
| 9. | To formulate a response to Redrow Homes Ltd regarding agenda item 5. | |
| | The Chair, Cllr. Marston (DM) thanked Redrow for attending the meeting and for their presentation. DM advised that it had been the committee's intention to support an application on reserved matters for 100 properties but on learning of the intention to submit plans for a further 43 properties, increasing the total to 143, the committee would need to consult with residents. | |
| 10. | To review planning conditions submitted with comments by Oving Parish Council's Planning Committee to CDC. | |
| | There were none to review. | |
| 11. | Other planning matters: Urgent items for reporting and including on a future agenda. | |
| | Cllr. Schuyleman expressed his concern that tpo's may be required for each individual tree on the South and East of the Shopwyke development stating that it would not be possible to apply tpo's to the hedges and other screening and it was these hedges and screening that the Parish Council wanted to retain. | |
| 12. | Next meeting dates. | |
| | The next Oving Parish Council Full meeting – Thursday 27th June 2019 starting at 6.45pm Planning Committee Meeting - Thursday 25th July 2019 starting at 6.45pm. | |

The meeting closed at 9pm.

Signed:

Date:

Chairman