

OVING PARISH COUNCIL

Minutes of Planning Committee Meeting held at 6.45 pm on 25th January 2024. This meeting was held at Jubilee Hall, High Street, Oving, PO20 2DQ and virtually on zoom.

Present: Cllr. D. Marston (chair), Cllr. R. Hague, Cllr. S. Quigley, County Cllr. S. Oakley, Miss Ruth Palmer (clerk) and Natalie Fellows of Fellow Planning, planners for 23/01313/REM (Ms Fellows left at 7.36pm).

1. Apologies for absence.	Action
Apologies were received from Cllr. A. Smith, Cllr. J. Matcham, Cllr. B. Hunt and Mr. T. Jones. All apologies were accepted. The meeting started at 6.50pm.	
2. Declarations of Interest under the Code of Conduct.	
There were none.	
3. Issues raised by members of the public for discussion with Council members (up to 15 minutes, three minutes per person).	
<p>Natalie Fellows advised concerning Planning Application 23/01313/REM:</p> <ul style="list-style-type: none"> • The northern most property now has a gable end. • Plots 7 and 8 had moved slightly. • Holm Oak was now not an option and would be replaced with a variety of trees including sweet cherry, pines amongst other varieties. <p>County Cllr. Oakley advised that the consultation of the A259 cycle, and bus changes would now be combined into one consultation which would soon commence.</p>	
4. Approval of minutes (available at www.ovingcommunity.org.uk) and review of actions:	
<p>a) Planning Committee Meeting held on 26th October 2023 Proposed by Cllr. Quigley and seconded by Cllr. Hague, the minutes of the Planning Committee meeting held on 26th October 2023 were unanimously approved as a true copy and signed by the Chairman. All actions were reviewed and agreed.</p> <p>b) Planning Committee Meeting held on 23rd November 2023 Proposed by Cllr. Hague and seconded by Cllr. Quigley, the minutes of the Planning Committee meeting held on 23rd November 2023 were unanimously approved as a true copy and signed by the Chairman. All actions were reviewed and agreed.</p>	
5. Matters arising from the minutes as stated in item 4.	
There we no matters to add.	
6. To review outstanding actions from previous minutes and agree any further action required.	
The outstanding actions from previous minutes were reviewed. No further action required.	
7. To reconsider Planning Application 23/01313/REM Application for the Approval of Reserved Matters following Outline Planning Permission O/11/05283/OUT (as varied by O/18/02326/FUL) - relating to the site layout, scale, appearance and landscaping for 13 dwellings - Variation of Condition 1 of Reserved Matters approval O/19/01983/REM (as varied by O/22/02344/REM) for position changes to Plots 4, 7 and 8 alongside alterations to Plot 13. Land On The North Side Of Shopwhyke Road Shopwhyke West Sussex.	
<p>Proposed by Cllr. Hague and seconded by Cllr. Quigley it was unanimously agreed to object to this application due to the change in species, the reduction in density, and the reduction of evergreens, to the buffer that backs onto the existing houses in Coach Road.</p> <p>Should the District Council be of the mind to approve this application, Oving Parish Council request that the following be taken into consideration.</p> <ul style="list-style-type: none"> • That there should be no encroachment of properties/gardens into the buffer area. • That there should be planned maintenance of the buffer. • That access to the buffer area be maintained. 	Clerk

	<ul style="list-style-type: none"> That there should be no time limit to the ongoing maintenance of the buffer, that is should be in perpetuity. <p>Oving Parish Council would like it noted that they do not object to the introduction of a gable end to the northern most property or the minor movements of plots 7 and 8.</p>	
8.	To consider Planning application 24/00035/DOC, Springfield Park Merston Oving Chichester West Sussex PO20 1EJ Discharge of conditions 7 (Construction and Environmental Management Plan) and condition 12 (SUDS Maintenance and Management) of permission 18/01365/OUT.	
	Proposed by Cllr. Quigley and seconded by Cllr. Hague it was unanimously agreed to support the comments from CDC land drainage.	Clerk
9.	To consider planning applications as detailed below:	
	<p>O/23/02646/PA3R - Case Officer: Vicki Baker Mr Jonathan Phillips Hollycroft Farm Colworth Lane Colworth Chichester</p> <p>Convert 2 no. barns to flexible commercial use with effect from 1st December 2023 use under Class R.</p> <p>O.S. Grid Ref. 491484/102767</p> <p>Proposed by Cllr. Hague and seconded by Cllr. Quigley it was unanimously agreed not to comment on this application.</p> <p>O/23/02709/TCA - Case Officer: Chloe Jacobs Mr. Rayment Rushmans Cottage Gribble Lane Oving Chichester</p> <p>Notification of intention to reduce 1 no. limb by approx. 2-2.5m. on south sector, reduce 1 no. limb by approx. 3m. on north sector (overhanging boundary of Brambles) and crown lift to approx. 3m (above ground level) by removing 2 no. secondary limbs on eastern sector (approx. 40mm in diameter) on 1 no. Purple Plum tree (T1).</p> <p>O.S. Grid Ref. 489992/105070</p> <p>Proposed by Cllr. Hague and seconded by Cllr. Quigley it was unanimously agreed not to comment on this application.</p> <p>O/23/02710/TCA - Case Officer: Chloe Jacobs Mr. Rayment Rushmans Gribble Lane Oving Chichester</p> <p>Notification of intention to reduce 6 no. lateral branches by 4m on Eastern side of 1 no. Birch tree (T1) and reduce 7 no. lateral branches by 4m on Eastern side of 1 no. Birch tree (T2).</p> <p>O.S. Grid Ref. 489992/105049</p> <p>Proposed by Cllr. Hague and seconded by Cllr. Quigley it was unanimously agreed not to comment on this application.</p> <p>O/23/02591/FUL - Case Officer: Vicki Baker Mr Andrew John Pitts Reeds Farm Colworth Lane Oving Chichester</p> <p>Installation of 68 no. ground mounted solar panels in existing farm yard.</p> <p>O.S. Grid Ref. 491465/103510</p> <p>Proposed by Cllr. Hague and seconded by Cllr. Quigley it was unanimously agreed to support this application.</p>	Clerk
10.	To consider any planning applications received after the publication of this agenda.	
	<p>O/23/02344/DOM - Case Officer: Vicki Baker Mr Jonathan Phillips 2 Grange Cottages Colworth Lane Colworth Chichester</p> <p>Demolition of existing conservatory, two storey rear extension with associated roof works.</p>	

	<p>O.S. Grid Ref. 491450/102820</p> <p>Proposed by Cllr. Hague and seconded by Cllr. Quigley it was unanimously agreed to support this application</p>	Clerk
11.	To note planning decisions received since the Planning Committee meeting of 23rd November 2023.	
	<p>O/23/00188/FUL Carr Land Off Longacre Way Chichester West Sussex PO20 2EJ Erection of apartment building (87 units), including Class E floor space, with associated car parking, bike stores, landscaping and utilising existing access. Non-Determined The decision Non-Determined was noted.</p> <p>O/23/01435/FUL Mr Richard Brooks Land West Of Littlemead Business Centre Tangmere Road Tangmere West Sussex Change of use from Class E(f) nursery play area to car parking area (Sui generis) ancillary to existing Class E uses at Littlemead Business Centre. REFUSE The decision to refuse was note.</p> <p>O/23/02349/TPA Mrs Carol Henderson 5 Silver Lakes Drayton Lane Oving Chichester West Sussex PO20 2EN Crown reduce by up to 3m, crown lift by up to 3m (above ground level) on 1 no. Field Maple tree (quoted as 1, TPO'd no. T2), subject to O/08/00126/TPO. PERMIT The decision to permit was noted.</p> <p>O/23/01679/DOM Carolyn Holdsworth The Mill House Main Street Oving Chichester West Sussex PO20 2DW First floor side extension PERMIT The decision to permit was noted.</p> <p>O/23/02333/PA3Q Mr & Mrs M Looker Laurel House Green Lane Merston Oving Chichester West Sussex PO20 1EQ Change of use of 2 no. existing agricultural storage buildings to 2 no. dwelling houses. PRIOR APPROVAL REQUIRED HEREBY PERMITTED The decision prior approval required hereby permitted was noted.</p> <p>O/23/02163/PA3MA Davies Woodfield House Tangmere Road Tangmere Chichester West Sussex PO20 2EU Change of use of existing Class E accommodation within existing vacant day nursery floorspace to create 18 no. flats. PRIOR APPROVAL REQUIRED HEREBY PERMITTED The decision prior approval required hereby permitted was noted.</p> <p>O/23/02652/TCA Mr. Buchanan Rushmans Cottage Gribble Lane Oving Chichester West Sussex PO20 2BP Notification of intention to crown lift by removing 3 no. limbs up to 2.5m (above ground level overhanging the greenhouse) and reduce 6 no. lateral branches on east sector by 2m on 1 no. Birch tree (T1). NOT TO PREPARE A TREE PRESERVATION ORDER The decision not to prepare a tree preservation order was noted.</p>	

	<p>O/23/02652/TCA Mr. Buchanan Rushmans Cottage Gribble Lane Oving Chichester West Sussex PO20 2BP</p> <p>Notification of intention to crown lift by removing 3 no. limbs up to 2.5m (above ground level overhanging the greenhouse) and reduce 6 no. lateral branches on east sector by 2m on 1 no. Birch tree (T1).</p> <p>NOT TO PREPARE A TREE PRESERVATION ORDER</p> <p>The decision not to prepare a tree preservation order was noted.</p>	
12.	Urgent items for reporting and including on a future agenda.	
	There were none.	
13.	Next meeting dates.	
	<p>The next OPC Full Council meeting will be held at Jubilee Hall and virtually on zoom, on Thursday 15th February 2024 starting at 6.45pm</p> <p>The next Planning Committee meeting will be held at Jubilee Hall and virtually on zoom, on Thursday 22nd February 2024 starting at 6.45pm.</p>	

The meeting closed at 8.26pm.

Signed:

Date:

Chairman