



WESTHAMPNETT PARISH COUNCIL

Serving Westhampnett, Maudlin and Westerton

Clerk to the Council: Mrs Linda Lanham
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Minutes of the Westhampnett Parish Council Meeting held at 7pm on Monday 14th November 2022 at Westhampnett Community Hall, Hadrian Drive, Westhampnett, PO18 0FP

Present:

Parish Councillors: Cllr W Holden (Vice-Chairman and Chairman of this meeting), Cllr T Ashcroft, Cllr S James and Cllr D Plummer.

The meeting was clerked by Parish Clerk, Mrs Linda F Lanham, with CDC Cllr H Potter in attendance.

30 members of the public also attended.

Minute No	Item	Action
206/22	OPEN FULL COUNCIL MEETING & TAKE APOLOGIES FOR ABSENCE Cllr Holden opened the meeting and welcomed all. Apologies were received from Cllr C McLeish and Cllr S Burborough, and WSCC Cllr J Hunt.	
207/22	DISCLOSURE OF INTERESTS: None.	
208/22	CONFIRM MINUTES OF THE LAST FULL PC MEETING held on 10 th October 2022 The Minutes for the Parish Council meeting held on 10 th October 2022 were accepted. Cllr Plummer proposed that they be approved, this was seconded by Cllr Ashcroft, all were in favour and they were then signed by the Chairman.	
209/22	MATTERS ARISING: To deal with any matters arising from the Minutes of the last meeting. None	
210/22	REPORTS FROM EXTERNAL BODIES: including District and County Councillors and local organisations; reports to be submitted by email to the Parish Clerk for circulation to Councillors prior to the meeting. Questions to be taken at the meeting. <u>CDC Cllr Henry Potter submitted the following report:</u> <u>Westhampnett PC Meeting 14/11/22</u> <u>District Councillors Report.</u> <i>The District Local Development Plan Review after a long extensive process is in the final stages. This was detailed in a note from Andrew Frost sent to all Parishes in the Planning area. Agreement has been reached with National Highways regarding the mitigation proposals for the A27. These do not support the current allocation of 625 dwellings per annum, more likely in the lower 500s. An emerging strategy for the treatment of wastewater and a Flood Risk Assessment by Southern Water has been accepted. It is anticipated that the Review will be agreed by Full Council in mid-January and will be forwarded to the Planning Inspectorate in March.</i> <i>The Council eagerly awaits a decision on the recent application to the Government Prosperity Fund and the Levelling Up Fund for funding for infrastructure projects.</i> <i>The Supporting You Campaign is fully operational since 01/11 and staff have been appointed to offer help to anyone suffering any hardship due to the financial crisis currently being experienced. Recent reports indicate this may go on for a lot longer than first anticipated. Any help available can be accessed at; supportingyou@chichester.gov.uk. Or telephone; 01243 534860.</i> <i>Encouragingly, I read in a Planning Appeal decision notice that the Planning Inspectorate recently dismissed a Planning appeal against the Councils refusal to allow 30 plus houses on a site in Bosham. One of his reasons for dismissal was that the agricultural land, the site, was graded as 3a which means Best Most Versatile (BMV) agricultural land and there is NO justification to permit development on such land where there are more suitable sites available. A strong point worth noting in future planning applications.</i>	

210/22
Cont.

The recent announcement regarding the Boundary Commissions final decision on the redistribution of our electoral Constituency numbers to ensure each MP has similar numbers of electors. With the perpetual rise in built and occupied housing, this seems to need regular reviewing. It is apparent that little reviewal is necessary in the north where little development has taken place. This is clearly a case of really bad planning distribution. The District Council will debate this Boundary Change proposal at its next Meeting on 22nd of this month before making a submission to the current 4-week consultation period. This proposal doesn't affect the District Ward boundaries but many of the existing Chichester parliamentary Constituencies may move to the Arundel and South Downs area.

Henry Potter.
Goodwood Ward Member, CDC

There were no questions.

WSSC Cllr Jeremy Hunt did not submit a report as he was otherwise occupied

He did advise by email that Mr Paul Madden, Recycling & Contracts Manager, Wastes Management Services, WSSC will attend the next Parish Council Meeting on 12th December regarding HWRS and Smells.

There were no WSSC related questions.

Mr Andrew Ball (Rolls Royce Motor Cars) submitted the following report:

Westhampnett Parish Council ('WPC') 14.11.22 v1

Operations

- Normal operations - the manufacturing plant is at full production.

Planning applications

Recent submissions, with decision:

- Discharge of Condition 10 (noise levels and hours of use) of planning permission WH/22/00090/FUL. Permit.
- Discharge of Condition 4 (delivery of materials and construction timetables) of planning permission WH/22/00777/FUL. Permit.
- Replacement of 2 no. existing car parking spaces (with electric vehicle charging) with 6 no. electric vehicle charging points and visitor car parking spaces, the erection of a canopy and associated works including landscaping. Ref. No: 22/01995/FUL. Permit.

Forthcoming to be submitted, details to follow, (likely submission date):

- Staff communication 'totems' / information screens (Advertisement Consent November 2022).
- Internal multi-tier 280sqm, increased user space to support production (December 2022).

Proposed Development

- Surveys of the proposed site continue, including surveyors and photographers on site.
- Traffic count surveys will be undertaken in the balance of the year, currently planned for the last week of November. The study area for the surveys includes the existing access points into the RRMC site (The Drive and Stane Street) and a number of other local junctions. The surveyor will install cameras at junctions, typically on street furniture such as lamp posts (see example below). The only data captured will be vehicle type (e.g. car or van) and turning movement. Surveyors are also planning to be present at some times at the access points into the RRMC site.



<p>210/22 Cont.</p>	<p><u>Permissive pathway update</u> <u>East.</u> Following instruction from Goodwood Estate, the permissive pathway section to the east of the Rolls-Royce site will be closed permanently before the end of this year. The current gate will be removed, new fencing erected and signage put in place. For reference, Goodwood Estate 'Private Land' signage has been in place since August, which has been vandalised several times.</p> <p><u>North.</u> The permissive pathway to the north of the Rolls-Royce site – which connects directly to the adjacent Public Footpath – will remain open, with no plans to close.</p> <p><u>Maintenance update</u> The following will be undertaken in the balance of this year: <u>Permissive pathway (north).</u> Following the maintenance programme undertaken over the August Bank Holiday, further maintenance will take place. We do not anticipate this maintenance will require the pathway to be closed.</p> <p><u>Fencing.</u> The damaged fencing at the rear of the 'Coach & Horses' next to the footpath will be replaced.</p> <p><u>Footpath.</u> The RRMC boundary with the northern footpath will be tidied up, back to the fence. Vegetation / brambles etc. will be trimmed and removed.</p> <p><u>Employee parking at shift changeover</u> WPC lodged a complaint concerning employees parking in the centre of Stane Street, outside the RRMC 'Works Entrance', at shift changeover. The following action was taken by RRMC:</p> <ul style="list-style-type: none"> • Issue escalated to Head of Security and Senior Leadership Team • Staff communication to all staff • Liaison with WPC • Liaison with acting PCSO <p>RRMC will continue to monitor.</p> <p><u>Recent News</u></p> <p><u>ROLLS-ROYCE SPECTRE UNVEILED: THE MARQUE'S FIRST FULLY-ELECTRIC MOTOR CAR</u> https://www.press.rolls-roycemotorcars.com/rolls-royce-motor-cars-pressclub/article/detail/T0404820EN/rolls-royce-spectre-unveiled:-the-marque%E2%80%99s-first-fully-electric-motor-car</p> <p><u>A PROPHECY FULFILLED</u> https://www.press.rolls-roycemotorcars.com/rolls-royce-motor-cars-pressclub/article/detail/T0404789EN/a-prophecy-fulfilled</p> <p><u>A SPIRIT OF BOLD INNOVATION: THE EXTRAORDINARY HISTORY OF THE SPECTRE NAME</u> https://www.press.rolls-roycemotorcars.com/rolls-royce-motor-cars-pressclub/article/detail/T0404548EN/a-spirit-of-bold-innovation:-the-extraordinary-history-of-the-spectre-name</p> <p><u>Contacts</u> In Andrew Ball's absence/if not available: Client Contact Team 01243 525700 enquiries@rolls-roycemotorcars.com</p> <p>There were no questions.</p>	
<p>211/22</p>	<p><u>MEMBERS' REPORTS:</u> To receive reports from Members where not covered in agenda below, including</p> <p>1. <u>GMCCC Meeting held on 19th October:</u> Cllr Burborough attended the meeting and reported that:</p> <p>The Revival was successful. Any taxis speeding through Westerton, Maudlin or Westhampnett should be reported to Goodwood and the Licencing Authority. GoodWoof had 13,500 visitors and 8,000 dogs and was live on TV for 2 hours; reviews were positive. Motor circuit events had a successful year, with good bookings, special events confirmed for 2023 with 5 breakfast clubs and 1 members' event. Off track activities include cycling and this is being promoted as limited track use. Corporate events less, due to the general economy. Horse racing is suffering a UK decline, but Goodwood was up with 90,000 visitors for the Goodwood Festival, and 120,000 visitors for all other events so busiest in recent years. No news for air racing and Eroica but not likely for 2023. Flight path of helicopters being used by trainee pilots.</p> <p>Kennel Hill 30mph being sought after numerous accidents (Highways England).</p> <p>Goodwood Estate - Renew windows, repair areas of Hotel. Biomass is up and running, creating electricity and heating for house, hotel, farm and other buildings. Uses 2 bales an hour to run.</p>	

<p>211/22 Cont.</p>	<p>RR expansion planning is underway. To be advised further in 2023.</p> <p>Trundle - 2 masts there currently, and demand from operators to swap to 5G. They are at their current end of life and it is a Scheduled Ancient Monument. Replacements are in planning, hopefully remove Chichester mobile Black Spots.</p> <p>Tyrrell Building Planning Application – this was where Ken Tyrrell started his F1 team in a War-time plotting shed and historic motorsport building being 70 feet long 20 feet wide.</p> <p>Hotel master plan - review of scheme, there will be a new planning application in the New Year. Golf to be included.</p> <p>Sculpture Park - New visitor offer is being planned with planning application soon. Will have Car Park, Cafe etc.</p> <p>Local Plan – Goodwood to be included, consult in 2023. Main briefing 20th Oct, 640 houses was original amount, but due to A27 capacity now 535 houses. Other policies now near to completion. Local plan out by May 2023.</p> <p>A27 is included in Highways England RIS3 which has 32 applications. Looking at all options, including Northern or Southern route, with timescales before elections 2023.</p> <p>Madgwick Lane housing - mitigations at site to get through planning appeal, will not be built like presented at appeal. The High Court challenge by Goodwood was lost. Next steps will be outline planning. Housing design, inside with windows open and outside space, and will need to consider safety and noise. Depending on any deviations Goodwood will challenge.</p> <p>2. <u>Madgwick Park Landscaping, Safety Barrier etc:</u> Cllr Plummer reported that he and Mr Ian Sedgley, a resident of Madgwick Park, met with Mr Michael Coates-Evans on 11th November, on site, to discuss this matter. Mr Coates-Evans confirmed he has written to BDW Homes regarding the use of non-approved plantings and bad maintenance. Mr Ian Sedgley said that looking at the landscaping in detail had been an eye-opener as the provision and maintenance had not been met. Despite numerous requests BDW had not responded so Cllr Plummer and Mr Sedgley will chase CDC & BDW and update all at the December PC Meeting. Mr Derek Marlow offered Good Luck as he had not been successful with the landscaping issues at Roman Walk over the last 5 years. Basically the CDC Planning Enforcement department do not seem to have the funding to enable them to ensure that conditions are complied with, or enforcement is undertaken. It is believed a new role looking after Planning Enforcement Conditions is to be created.</p> <p>3. <u>New crossing points on Stane Street – update:</u> Cllr Plummer reported that the height of the kerb had been reduced, but there is still a dip by the edge of the road which will be corrected when the road is resurfaced along that edge.</p> <p>4. <u>Container for Volunteers – update on the base pads date, and then supply after that:</u> Cllr Plummer advised that pricing had been agreed and the location agreed with the owner of the Nursery House. The area is to be prepared asap, awaiting date from Barratts.</p> <p>5. <u>Barratts Update:</u> Cllr Plummer reported that Barratts had come, despite of being asked not to do so without agreeing a date. The Parish Council is grateful for the 12 Fruit Trees and the Hedging planted, and the 2 Planters. These have been left in the wrong place and need to be moved to the front of The Hall. Barratts will kindly also install ground anchors for the picnic tables.</p> <p>6. <u>Any other reports:</u> None.</p>	<p><u>DP</u></p> <p><u>DP</u></p> <p><u>CMcL / DP</u></p>
<p>212/22</p>	<p><u>PLANNING MATTERS:</u> To receive a report on recent planning applications.</p> <p><u>Planning Update since the last Parish Council Meeting on 10th October 2022</u></p> <p><u>New Planning Applications for the period week 41 (12/10/22) to week 45 (09/11/22) inclusive</u></p> <p><u>WH/22/02552/DOM</u> - Case Officer: Louise Brace Mr Paul Kennedy 14 Stane Street Maudlin Westhampnett West Sussex Single storey rear extension, various alterations and additions to fenestration including relocation of front door from south-west to north-west elevation with new front porch and new vehicular access. O.S. Grid Ref. 488833/106596 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJKU7HERMDJ00</p> <p><u>PC must comment by 30/11/22</u></p> <p><u>Decision due 14/12/22</u></p>	

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Cont.

WH/22/02281/COU - Case Officer: Sascha Haigh

Mr Kamil Krasoski

Pampas Cottage Claypit Lane Westhampnett West Sussex

Change use of garage and workshop to guest/letting house.

O.S. Grid Ref. 488274/106364

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHSLQ7ERL1O00>

The Parish Council submitted the following on 31/10/22:

WH/22/02281/COU

Mr Kamil Krasoski Pampas Cottage Claypit Lane Westhampnett West Sussex

Change use of garage and workshop to guest/letting house.

Historical background.

WH/16/02396/FUL

An application for 1no.dwelling to the front of Pampas Cottage was submitted on 2 August 2016 and was refused on 27 September 2016. The reasons for refusal were:-

- Erosion of the established setting of Claypit Lane and consequential impact upon the established urban/rural continuum.
- The separation distance between Pampas Cottage and the proposed dwelling resulting in unacceptable impacts on the residential amenity (privacy) of Pampas Cottage.
- The effect of the proposal on the character and appearance of the locality, highway safety and protected habitats and species.

This decision referred to the Secretary of State.

Appeal Ref. APP/L3815/W/16/3161952.

The appeal was dismissed on 17 February 2017.

Reasons given included:

- The proximity to the host dwelling and unsatisfactory privacy for future residents.
- A tighter more urban type of development than the nearby norm, which would diminish the locality's semi-rural feel and adversely affect the character and appearance of the locality.
- Concerns about on-street parking; the narrow street and a conflict between cars waiting to pick-up / drop-off children from the primary school to the north of the site, which would reduce highway safety.

Note.

Since the appeal, Westhampnett Parish was incorporated into a Controlled Parking Zone (CPZ) which commenced on 01 June 2021. Yellow lines were introduced in Claypit Lane and surrounding areas. This has resulted in the loss of 14 car parking spaces along the lane: 6 on the west side opposite the entrance to Pampas Cottage and 8 at the southern end, at the junction between the lane and Stane Street.

WH/18/03299/DOM

A detached double garage was permitted on 4 February 2019.

The permission was subject to conditions 3 and 4.

Condition 3 stated that the development should not be constructed other than in accordance with the materials specified on the application form and plans, unless agreed in writing by the LPA.

Condition 4 stated that the garage should only be used as a garage for the dwelling house known as Pampas Cottage and for no other purpose.

From the on-set of construction, it was visually apparent that the intended use of the building was not that of a garage. Windows and rooflights were added, the height of the building increased, a substantial first floor was incorporated, sanitaryware was installed and the vehicle door opening reduced, all without prior consent. The Parish Council referred the discrepancies to the planning enforcement office and subsequently a further planning application was submitted.

WH/21/01434/DOM

Application was made on 5 May 2021 to vary conditions 2 and 4, enabling the building to be used as a garage with workshop, toilet on ground floor and store on upper level. The application was permitted on 10 December 2021, again with the condition that the garage and workshop should only be used for purposes ancillary to the residential use of the dwelling house known as Pampas Cottage.

Current Application.

WH/22/02281/COU

The Parish Council strongly OBJECTS to this application for a Change of Use from garage and workshop to guest/letting house. The Council would have objected at the outset if the intended purpose had been disclosed. As it is, it would appear that this has been done by stealth.

Claypit Lane is a semi-rural, residential area on the edge of the Westhampnett community. It is transitional between development on Stane Street and the roundabout at the junction of this lane and Madgwick Lane, leading to open countryside. Claypit Lane is considered to be a north/south wildlife corridor and the effect on protected habits and species, is of concern.

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Cont.

The Council recognises and accepts that whilst properties in the lane may incorporate home offices and accommodation for periodic guest stays, it does not consider that commercial guest/letting development is suitable in terms of character and appearance for this location.

On-site parking is considered to be insufficient and on-street parking is extremely limited.

The Council considers that the reasons given by the Secretary of State when dismissing appeal APP/L3815/W/16/3161952 remain pertinent to this application and draws attention to the fact that on-street parking has been severely reduced, whilst highway safety remains a serious concern.

Decision due 25/11/22

Update on outstanding Planning Applications

WH/22/02274/DOM - Case Officer: Freya Divey

Dr Barry Hickey

Little Place 24 Stane Street Westhampnett West Sussex

Single storey rear extension with internal alterations.

O.S. Grid Ref. 488339/106238

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHS0V8ERL0J00>

PC must comment by 26/10/22

The Parish Council lodged the following Objection on 27/10/22

WH/22/02274/DOM

Little Place 24 Stane Street Westhampnett West Sussex

Single storey rear extension with internal alterations.

Westhampnett Parish Council has reviewed this revised application and comments as follows:-

1. Having spoken to the neighbours on either side of 24 Stane Street, contrary to the claims made by the applicant, both parties have confirmed that they were not consulted about the revised plans, although both were consulted on the original proposals.

2. The Parish Council considers that the proposed mansard at the east end of the flat roof, adjacent to Ash Keys, creates an unbalanced design aesthetic.

3. The extent of the penetration of the proposed extension into the rear garden far exceeds the southern face of the neighbouring property (Ash Keys) and as such, is un-neighbourly.

For these reasons, the Parish Council OBJECTS to the application.

Decision due 17/11/22

WH/22/02269/DOM - Case Officer: Freya Divey

Mr Kamil Krasoski

Pampas Cottage Claypit Lane Westhampnett West Sussex

Front boundary wall and gates.

O.S. Grid Ref. 488274/106364

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHQQE3ERL0200>

PC must comment by 05/10/22,

On 07/10/22 the PC asked CDC for an extension of time to reply

The Parish Council lodged the following on 17/10/22:

WH/22/02269/DOM Front boundary wall and gates.

Pampas Cottage Claypit Lane Westhampnett West Sussex PO18 0NU

Westhampnett Parish Council has reviewed this Planning Application and wishes to OBJECT as follows:

The Parish Council would prefer to see the existing hedgerow replanted using beech, hawthorn or similar, to maintain the wildlife corridor and rural character of Claypit Lane.

The hedgerow could be planted behind a timber, vertical paling fence, similar to others in the Lane.

Decision due 31/10/22, now overdue

WH/22/02218/FUL - Case Officer: Louise Brace

Goodwood Estate Company Limited Goodwood Estate Company L...

Goodwood Motor Circuit Claypit Lane Westhampnett Chichester

Erection of single-storey heritage workshop (translocated from another site).

O.S. Grid Ref. 487914/107257

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHF48KERKQM00>

PC must comment by 28/09/22

The PC had no Comments to make.

Decision due 25/10/22, now overdue.

212/22
Cont.

WH/22/01589/DOM - Case Officer: Sascha Haigh

Mr N Hamilton

29 Vespasian Close Westhampnett Chichester West Sussex

Construction of front dormer, 2 no. rooflights to front slope and rear dormer, conversion of roof into habitable space.

O.S. Grid Ref. 488681/106308

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDTKFDERHW200>

PC must comment by 24/08/22

The following comments were lodged on 26/08/22:

Westhampnett Parish Council has reviewed this application and would like to comment as follows:

On Plans 6106-22-1 and 6106-22-2 REV A, the elevations have been incorrectly identified:-

Front: should be South not North;

Rear: should be North not South;

And the 2 side elevations should be transposed: East to West and West to East.

This inaccuracy in the application would affect the impression given to the neighbours as the large dormer would in fact look towards the north, not the south.

Subsequently Revised plans were lodged showing N, W, S & E correctly.

Decision due 14/09/22, now overdue

WH/22/01783/ELD - Case Officer: Rebecca Perris

Mr & Mrs B Ingram

The Yard Sidengreen Lane Maudlin Westhampnett

Use of land for the stationing of 1 no. caravan, within the meaning set out in section 29 of the Caravan Sites and Control of Development Act 1960 as expanded by section 12 of the Caravans Sites Act 1968, for residential purposes.

O.S. Grid Ref. 488914/106825

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REP5W9ERINF00>

PC must comment by 10/08/22

The following comments were lodged on 05/08/22:

Westhampnett Parish Council has considered this application and wishes to OBJECT as follows:

This is an application for a Lawful Development Certificate for an existing Use or Operation or Activity, namely stationing one caravan for residential purposes.

It has been demonstrated that there has been continuous occupation of the caravan since 15 August 2011, i.e. almost 11 years.

The application appears to attempt to regularise this situation, thus providing a permanent dwelling albeit currently in the form of a caravan.

The site upon which the caravan is situated is outside the Parish settlement boundary and would not normally be considered for a permanent dwelling.

The site was formerly called Side Green Game Farm. Turkeys were reared there for Christmas and it is probable that the caravan was originally installed to provide accommodation for someone to live on site to prevent theft of the turkeys.

No mention is made in the application for a current requirement for permanent on-site residential security. Indeed, no mention is made for any purpose other than to regularise the existing situation.

The Parish Council therefore requests that the application is REFUSED for the following reasons:

1. The site upon which the caravan is situated is outside the Parish settlement boundary.
2. No mention is made for any Operation or Activity necessary for the caravan's occupants to remain on site, other than to regularise the existing situation.

Decision due 09/09/22, now overdue

WH/21/00489/FUL - Case Officer: William Price

Mrs Pam Clingan

Lanburn Connemaras Swallow Beck Madgwick Lane Westhampnett

Change of use of land for use as a certified 'Caravan and Motorhome Club' site for siting up to 5 no. caravans, motorhomes or trailer tents.

O.S. Grid Ref. 488052/106449

To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOOA34ERM6X00>

212/22
Cont.

PC Comment and Objection lodged 07/04/21.

Update:

On 12/04/21 the PC was provided with some additional information from the applicant however the PC submission still stood as lodged. Following further information on 05/08/21 the PC withdrew most of its objections, except to do with footpaths / public transport. After additional information dated 11/08/21 the PC maintained its objections regarding footpaths. CDC have been consulting the necessary bodies and on 08/03/22 and 04/05/22 Natural England replied as a Consultee. **This application was considered by the CDC Planning Committee on 15/06/22. The Planning Committee decided that it would Permit with S106 subject to some conditions and informatives. At present it is still Pending whilst the S106 is being finalised.**

Decision was by 26/04/21, then by 23/07/21, now pending receipt of S106

Decisions

WH/22/01952/DOM - Case Officer: Emma Kierans
Ms Kristin Pagano
Kintail Lodge Claypit Lane Westhampnett Chichester
Retrospective annex to main building.
O.S. Grid Ref. 488122/106367

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFQB5GER0ZU00>

PC must comment by 07/09/22

The following comments were lodged on 15/09/22:

Westhampnett Parish Council has reviewed this application and would request that, if approved, a condition is made that the Annex is for the sole benefit and enjoyment of the owner of Kintail Lodge.

Decision due 30/09/22

Permitted 20/10/22

Extract of Conditions:

"Conditions to be compiled with at all times following completion of the development:

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the accommodation hereby permitted shall be restricted to use as ancillary accommodation to the existing dwelling at the site from which it shall not be let, sold separately, or severed thereafter.

Reason: The site is in an area where a new dwelling would not normally be permitted except the demonstrable needs of the case."

WH/22/01995/FUL - Case Officer: Louise Brace
c/o agent

Rolls Royce Motor Cars The Drive Westhampnett Chichester
Replacement of 2 no. existing car parking spaces (with electric vehicle charging) with 6 no. electric vehicle charging points and visitor car parking spaces, the erection of a canopy and associated works including landscaping.

O.S. Grid Ref. 488512/106717

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RG1ME2ERJNX00>

PC must comment by 07/09/22

The PC had no Comments to make.

Decision due 06/10/22

Permitted 05/10/22

Extract of Conditions:

Time limits and implementations conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans" Reason: For the avoidance of doubt and in the interests of proper planning. Conditions requiring Local Planning Authority written approval or to be complied with prior to specific construction works take place:

3) Notwithstanding the approved plans, the proposed canopy shall not be installed until details have been submitted to, and approved in writing by the local planning authority. The details shall include plans showing full dimensions, details of any additional lighting, and a schedule of materials proposed. Thereafter, the works shall be carried out in full accordance with the approved details and the development shall be maintained as

<p>212/22 Cont.</p>	<p>approved in perpetuity. Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and the surrounding rural area. Conditions to be complied with at all times during construction: 4) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.</p> <p>5) Water voles The implementation of this planning permission shall be carried out strictly in accordance with the method of works and mitigations measures details in the submitted Water Vole Mitigation Strategy (produced by Ramboll, dated September 2022). Bats The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. A bat box is required to be installed on a building / tree onsite facing south/south westerly positioned 3-5m above ground. Hedgehogs Any brush pile, compost and debris piles on site could provide shelter areas and hibernation potential for hedgehogs. If any piles need to be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs Nesting Birds Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March and 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work). A bird box is requested to be installed on a building / and or tree within the site. Reason: To ensure that the protection of ecology and biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.</p> <p><u>WH/22/01303/DOM</u> - Case Officer: Sascha Haigh Mrs Yunhong Guo 21 Hamilton Way Westhampnett Chichester West Sussex Retrospective garden room. O.S. Grid Ref. 487924/106410 https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC2V4GER12Q00</p> <p><u>PC must comment by 10/08/22</u> The PC had no Comments to make. BDW Homes confirmed they have given permission.</p> <p><u>Decision due 01/09/22</u> <u>Permitted 16/09/2022</u></p> <p><u>Other Matters</u></p> <p><u>Chichester Local Plan Review 2020 version of the Council's Housing and Economic Land Availability Assessment (HELAA) document.</u></p> <p><u>On 27/10/22 an email was received from Mr Andrew Frost, Director Planning and Environment, as follows:</u></p> <p><i>I am writing to update you in relation to the anticipated timescales for progressing the District Council's Local Plan review.</i></p> <p><i>We are now in a position to be able to advise you that our intention is to report the draft Regulation 19 Local Plan to a Special meeting of the Council's Cabinet on 23 January and a Special meeting of Full Council on 24 January 2023. If Council approve the plan for consultation, then the intention will be to hold the consultation immediately and following that, to submit the Plan for formal examination.</i></p> <p><i>I must emphasise that this timescale is subject to the satisfactory completion of various elements of ongoing technical work required to support the emerging plan strategy in relation to matters including transport, the Strategic Flood Risk Assessment (SFRA) and Habitat Regulations Assessment (HRA). In the event that this essential evidence work cannot be concluded in the time available, we will need to consider the implications and provide a further update.</i></p> <p><i>We will update the planning policy section of the Council's website shortly and arrange further communications updates to ensure that these dates are well publicised.</i></p> <p><u>Linda Lanham, 14.11.22</u></p>	
<p>213/22</p>	<p><u>VISIBLE GATES TO EACH PART OF THE PARISH:</u> Update on progress, bulbs and wildflowers Cllr Plummer advised that the Gates are made and have been delivered to storage. The bulbs and wildflower seeds have arrived and will be planted at the time the Gates are installed. Now awaiting WS Volunteer team installation date, hopefully by the end of November.</p>	<p><u>DP</u></p>

214/22	<p><u>FLOODING AT NEW ROAD / HAT HILL – OPERATION WATERSHED PROJECT:</u> Update - Start Date 14th November 2022.</p> <p>It was confirmed that work started today, and Cllr Holden and the Parish Clerk will check progressing OK.</p>	<p><u>WH / LFL</u></p>
21522	<p><u>COMMUNITY HALL:</u> (Chairman of the Hall Committee: Cllr T Ashcroft)</p> <ol style="list-style-type: none"> 1. <u>Update on Bookings:</u> Mr Richard Skillern reported that bookings were reasonable, could be busier through the week. Private functions at weekends are holding up. 2. <u>Update on Finances:</u> Mr Richard Skillern reported the balance of the Lloyds bank account today is £35,271.15. He asked if some of the monies be in an interest-bearing account? The Parish Clerk will investigate. 3. <u>Update on Care of Building including Emergency Lighting and Guttering:</u> Cllr Ashcroft reported that the Emergency Lighting is still working, and the Drain unblocked. A snag list has been started, when completed she will approach a handyman. 4. <u>Update on NHB 40/21 – Blinds now finalised:</u> The Parish Clerk reported that the new louvers appeared to work well, and all monies now paid. 5. <u>Update on NHB 32/20 - Audio Visual:</u> Mr Richard Skillern advised that a quote has been received from MJ Visual at £17k, plus costs of a separate electrical supply and sound deadening would be needed. The Parish Clerk to get names of other companies used by local Halls. 6. <u>Defib installation now completed:</u> Cllr Ashcroft advised that the new defib is on the Community Hall wall, with instructions for use. Mr Chris Maher is the point of contact to ensure it is usable after each time it is deployed. 7. <u>Café Banners / More Café Static Flags needed?:</u> Cllr Ashcroft advised that the café is only running on Tuesday morning now, and more volunteers are needed. Banners postponed for now. 8. <u>Christmas Trees on Village Green and at Westerton:</u> The Parish Clerk advised that 2 x 10' Christmas Trees are ordered, permission granted by Goodwood. They are being put up on 3/12, with switch on 4/12, Hall Committee to action. 9. <u>Noticeboard for Outside Hall Wall:</u> The Parish Councillors agreed on the type of Noticeboard at £729, and the Parish Clerk is to order it with one side locking, and one side on a thumb screw opening. 10. <u>Hall Name Sign:</u> Mrs Jean Hardstaff will kindly assist the Parish Clerk with the application, asap. 11. <u>Weed Treatment:</u> As the three quotations could not easily be read, the Parish Councillors approved this project in principle, and Cllr Ashcroft will discuss the quotes from Greensleeves, Green Thumb and Luxury Lawns at the Hall Committee Meeting on 22nd November. 12. <u>Any other business:</u> None 	<p><u>LFL</u></p> <p><u>TA</u></p> <p><u>LFL / RS</u></p> <p><u>TA</u></p> <p><u>LFL</u></p> <p><u>LFL</u></p> <p><u>TA</u></p>
216/22	<p><u>ALLOTMENTS AT MADGWICK PARK:</u> Update</p> <p>The Parish Clerk reported that the Parish Councils Solicitors have not yet received the land transfer documents, to be chased again. Cllr Plummer confirmed that the Toilet Block was being constructed, and the Car Parking marked out with work started on the plots. He spoke to the Site Manager about the fencing as 1.8m high requested. Mr Derek Marlow, a resident, remarked that it would be a good precaution to get soil samples done to ensure the provision is within the Building Standards, and with this set as a Condition via the Parish Councils Solicitors. The Parish Clerk to contact the Solicitors about this. An Allotment flyer is to be delivered with the Newsletter to ensure all the Parish are aware, also to be put on Social Media.</p>	<p><u>LFL / HB</u></p>
217/22	<p><u>NEWSLETTER:</u> Update</p> <p>The Newsletter has been put together by Mrs Hazel Bate and Mrs Gael Emmett, and the Councillors thanked them for their work doing this. Once a small change of date to the next PC meeting on 12th December has been done, the Parish Clerk will copy for whole Parish, split up into delivery sections and deliver to the Councillors. The Parish Clerk to put the newsletter on the PC website.</p> <p>The version for social media needs attention as it cannot be read at present.</p>	<p><u>LFL</u></p> <p><u>ALL</u></p> <p><u>HB</u></p>
218/22	<p><u>COUNCILLORS BUSINESS, FOR NOTING OR INCLUDING ON A FUTURE AGENDA:</u></p> <ol style="list-style-type: none"> 1. <u>Westerton Lane Bend</u> – Cllr Ashcroft reported that recently there had been another accident on the sharp bend in Westerton Lane resulting in someone hitting a tree. It could do with a warning sign. Cllr Ashcroft to take some photos of the bend and send to the Parish Clerk, who will find the necessary WSCC form and apply for signage. Also ask for 30mph speed limit through Westerton at the same time. 2. <u>Westerton Defib</u> – Residents have asked for a defib. Cllr Ashcroft to assess and supply information to Councillors. It would need an electrical supply, and location. 	<p><u>TA / LFL</u></p> <p><u>TA</u></p>
219/22	<p><u>PARISH FINANCIAL MATTERS (See separate emails for relevant details):</u></p> <ol style="list-style-type: none"> 1. <u>To approve the Accounts to 31st October 2022:</u> The Accounts had been previously circulated to all Councillors. There being no questions, the approval of the accounts was proposed by Cllr James, seconded by Cllr Ashcroft, and the Accounts were signed by Cllr Holden. 2. <u>Update on Community Hall Water Suppliers / Bills:</u> The Parish Clerk advised that the outgoing water supplier, SES Water, have now removed all the Surface Water charges back to inception as not needed due the Hall being on soakaways. The meter is being read and monthly bills for incoming and outgoing Water are now working properly. 3. <u>To co-opt Cllr Plummer to the Finance Committee:</u> Cllrs Ashcroft, Holden and James approved the co-option of Cllr Plummer. 4. <u>Fix date for Finance Committee Budget Meeting:</u> This is to be done by email between CMcL / SB / DP / LFL. 	<p><u>ALL</u></p>

219/22 Cont.	5. <u>Any other business:</u> The Parish Clerk thanked the Councillors for approving the <u>annual Pay Rise</u> negotiated by NALC, and this will be actioned as per the new scale. Cllr Potter remarked that WSALC advise there is a shortage of Parish Clerks, and Parish Councils are able to pay whatever they wish. Also <u>Cheques</u> were signed just before the start of the meeting to cover recent invoices.	LFL
220/22	<u>CORRESPONDENCE, INCLUDING NOTICES & LEAFLETS:</u> None	
221/22	<u>DEALING WITH LOCAL ISSUES:</u> 1. <u>Flooding at Holmwood House and Culvert down to Coach Road:</u> The Parish Clerk explained the position of the culvert, the condition of it, and the resulting severe flooding at Holmwood House, Milner House, Kintail Lodge and The Burrow. The CDC Drainage Engineer requested that WSCC Lead Local Flood Authority team send a legal letter to the owner of Holmwood House, and that has been done. The Parish Clerk to keep an eye on CDC / WSCC progress to resolve this matter. 2. <u>Sewer issues at Maudlin:</u> The sewer at Maudlin has been overflowing, requiring pumping to stop the houses in that immediate area from flooding. Some properties have not been able to flush their toilets. The flooding / pumping has resulted in the road being closed and the No 55 Bus Service curtailed. The residents at Rose Cottage and the 2 adjacent houses have been badly affected, as well as Cowslip Cottage opposite in Dairy Lane. Southern Water are now monitoring levels via a camera in the pipe. This problem has occurred after the works undertaken earlier this year to replace the old Stane Street pipe with a new larger pipe. Now there is a huge problem when there has been heavy rainfall as there is too much water in the big pipe for the smaller pipe to cope with, and so it comes out of the manholes (and burst pipe?) instead. The Parish Clerk to write to MGJv to ask who responsible for the connection of the new pipe to the old pipe where it is flooding. Also the lost No 55 Bus Service needs action. 3. <u>FP417 – Logs to block access:</u> The residents have been alarmed to find that the access from FP417 to the Plantation has been stopped after many years of use. This is a path up the slope to the East gate and it is understood the gate will be removed and replaced with fencing. The residents wanted to know if this is allowed. The Councillors are aware that Goodwood have placed a sign on the logs and that it is not a designated Public Footpath. The Parish Clerk was asked to find out from Mr Andrew Blanchard when the Plantation was planted and access regularly allowed. It was remarked that there may be a Right to Roam? 4. <u>Lamp-post Poppies for Remembrance Day:</u> It was agreed that the Poppies in Westhampnett and Westerton looked very good, and a photo is to be sent to Mrs Gael Emmett for inclusion in the next newsletter. The Poppies are to be taken down on 15 th November by Mr Richard Skillern, and will be stored in the Hall Office for the time being.	LFL LFL LFL/ RS
222/22	<u>QUESTIONS BY THE PUBLIC:</u> Any resident of the area covered by the Council and present at the meeting may ask questions relating to the business of the Council. 1. <u>RR working outside of their allowed hours?:</u> A resident has heard rumours that RR wish to go onto 3 shifts. Another resident commented that lorries are going into the site during the night, recently at 2am. It was reported that traffic is now starting at 4.15am, and at 4.40am staff are coming in. The Parish Clerk was asked to write to ask to RR about this and remind them that they need local support for their new facility. 2. <u>Bins:</u> The Parish Clerk was asked to get a quote from another collection company as cannot wait any longer for CDC to be able to supply, install and empty additional bins. 3. <u>Smell of Petrol on 4th Nov:</u> Many residents reported a strong chemical / petrol smell on 4 th November in the vicinity of Madgwick Lane / Old Place Lane. The Parish Clerk wrote to CDC Environmental Health, but no reply received yet. The Parish Clerk to chase up. 4. <u>New PCSO:</u> The Parish has been notified that the previous PCSO was moving to a new role, but a new person had not been allocated. The Parish Clerk to find out who it now is and put on social media. 5. <u>Church Pews:</u> A resident asked about the Church pews being moved out of the Church. Cllr Plummer explained that as part of the Reordering of the Church some of the pews were being sold.	LFL LFL
223/22	<u>DATE OF NEXT FULL PARISH COUNCIL MEETING, AND DATES FOR 2023:</u> 12th December 2022, and review / approve list of dates for 2023. Date of the next meeting noted. As some of the Councillors were absent, the dates for 2023 are to be reviewed at the next PC meeting.	ALL
224/22	<u>CLOSE MEETING</u> The Chairman closed the meeting at 8.53pm.	

Signed.....
Chairman of Meeting

Date.....